THIS INSTRUMENT WAS PREPARED BY
Stokes & Bartholomew
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 10098 PG 241

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 5-24-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martyn J. Cavallo (NAME)	Nashville Bank of Commerce (NAME)	104-09-70
3720 Richland Avenue (ADDRESS)	218 20th Avenue North (ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bruce Alan Hardin and wife, Shannon C. Hardin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martyn J. Cavallo and wife, Julie Cavallo

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, described as follows:

BEING Lot No. 177 of Block "8" in Division "A" on the Plan of Richland Realty Company, as of record in Book 161, page 151, of the Register's Office for Davidson County, Tennessee, and which lot is more accurately described as follows:

BEGINNING at a point on the north side of Richland Avenue 250 feet east of Christopher Street; thence, at right angles, northerly 192.5 feet, more or less, to a point in the northern margin of an alley in the rear; thence, at right angles easterly along said margin of said alley 50 feet to a point; thence, at right angles southerly 192.5 feet, more or less, to a point in the northern margin of an alley in the rear; thence, at right angles easterly along said margin of said alley 50 feet to a point; thence, at right angles southerly 192.5 feet, more or less, to a point in the northern margin of Richland Avenue; thence, at right angles, westerly along said margin of Richland Avenue, 50 feet to the point of beginning.

BEING the same property conveyed to Bruce Alan Hardin and wife, Shannon C. Hardin by deed from Presley W. Nave, Jr., a single person, of record in Book 9697, page 798, Register's Office for Davidson County, Tennessee.

( ) improved
(X) improved property, known as 3720 Richland Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 21st day of June 19 96

Bruce Alan Hardin

Shannon C. Hardin

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Alan Hardin and wife, Shannon C. Hardin

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 19 96.

Commission expires 5-5-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

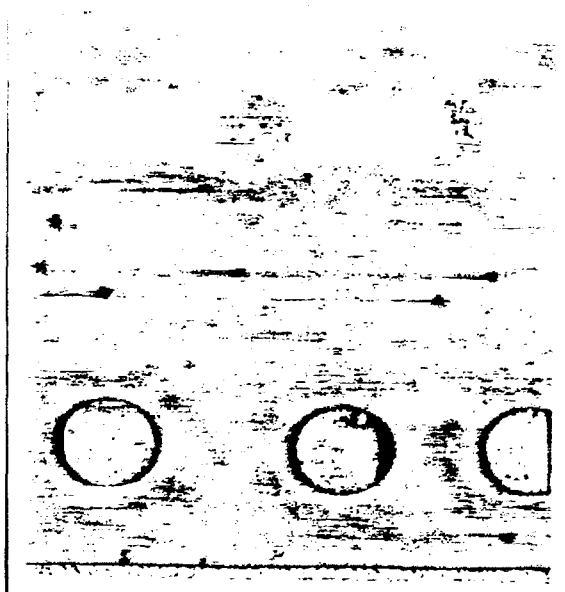
IDENTIF. & REFERENCE

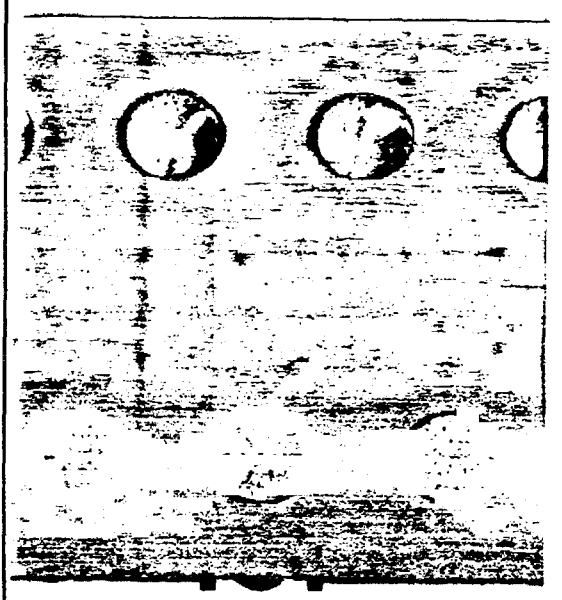
96 JUN 25 PM 3:08

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

7563 06/25 0101 03CHECK

1082.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	290000.00
CON TX	1073.00
PRFEE	1.00
WDEED	8.00
TOTAL	1082.00
CHECK	1082.00

06/25/96 01 15:13 0001 7563

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196481
IDENTIF. ↑ REFERENCE

96 JUN 25 PM 3:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1055329