Box 50-B

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

BOOK 10127 PG 663

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: 5-7-99
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger B. Severino (NAME)	Marine Midland Mortgage (NAME)	156-02-179
777 Harpeth Bend Dr. (ADDRESS)	One Marine Midland Center 12h Fl (ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Buffalo, New York 14203 (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, Gerald R. Armbruster, Jr. and wife, Suzanne Iorio Armbruster

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger B. Severino and wife, Mary Anne Severino

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, being Lot No. 731 on the Plan of Harpeth Woods, Section 2, of record in Book 5200, page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Gerald R. Armbruster Jr. and wife, Suzanne Iorio Armbruster by deed from William D. Forte and wife, Rhea E. Forte, of record in Book 8475, page 409, Register's Office for Davidson County, Tennessee.

02 05837
IDENTIFICATION REFERENCE

96 JUL 22 PM 12:17
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

7660 07/22 0101 03CHECK 382.70

This is unimproved ( ) improved (X) property, known as 777 Harpeth Bend Dr., Nashville, Tennessee 37221
(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 it 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 18th day of July, 19 96

Gerald R. Armbruster, Jr.

Suzanne Iorio Armbruster

BOOK 10127 PG 664

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 Gerald R. Armbruster, Jr. and wife, Suzanne Iorio Armbruster

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 18th day of July 19 98.

Commission expires 5-5-99

Notary Public

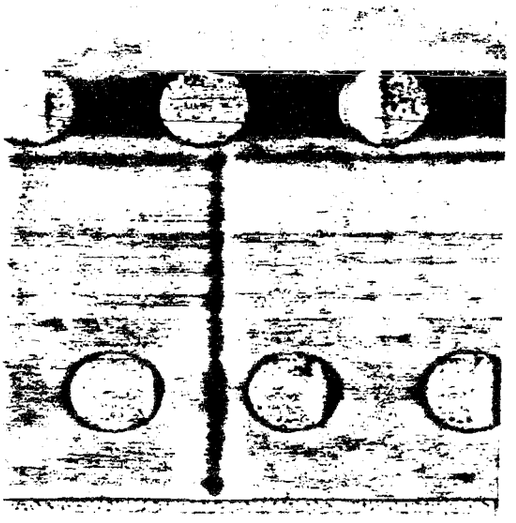
STATE OF TENNESSEE
COUNTY OF

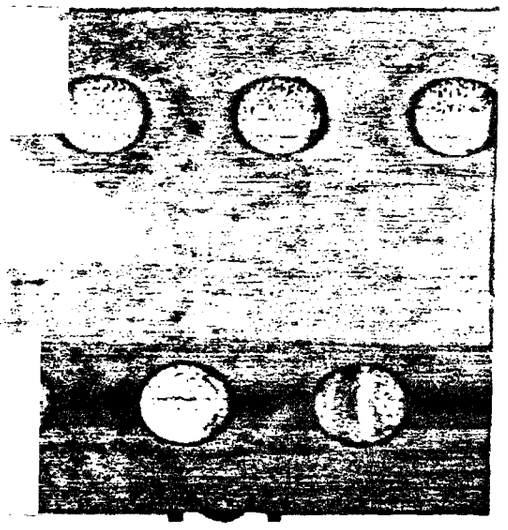
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____ such _____.

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

My commission expires _____

Notary Public





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10127 PG 665

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
101000.00
CON TX 373.70
PRFEE 1.00
WDEED 8.00
TOTAL 382.70
CHECK 382.70

07/22/96 01 12:24 0001 7660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0205837
IDENTIF. & REFERENCE

96 JUL 22 PM 12: 17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1065299