BOOK 10131 PG 454

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $134,000.00 Patricia J. Curtsinger **AFFIANT** Subscribed and sworn to before me, this 24th day of July, 1996. Notary Public My Commission Expires: 8/27/96

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Patricia J. Curtsinger 1419 Clifton Lane Nashville, TN 37215	First Republic Mortgage Corp. 3212 West End Ave. Suite 500 Nashville, TN 37203	117-12-47

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK JOSEPH SADLOWSKI, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PATRICIA J. CURTSINGER,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Hawthorne Subdivision, of record in Book 1424, page 22, Register's Office for said County.

Said Lot No. 24 fronts 70 feet on the southerly margin of Clifton Avenue and extends back 208.5 feet on the easterly line and 218 feet on the westerly line to a dead line in the rear, measuring 707 feet thereon.

Being the same property conveyed to Mark Joseph Sadlowski, a single person, by deed from George Thomas Bauer and wife, Mary Elizabeth Bauer of record in Book 8712, page 883, Register's Office for Davidson County, Tennessee.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1424, page 22, Register's Office for said County.

This is improved property known as 1419 Clifton Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and he covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 hands this 24th day of July, 1996.

Mark Joseph Sadlowski

Mark Joseph Sadlowski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK JOSEPH SADLOWSKI**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of July, 1996.

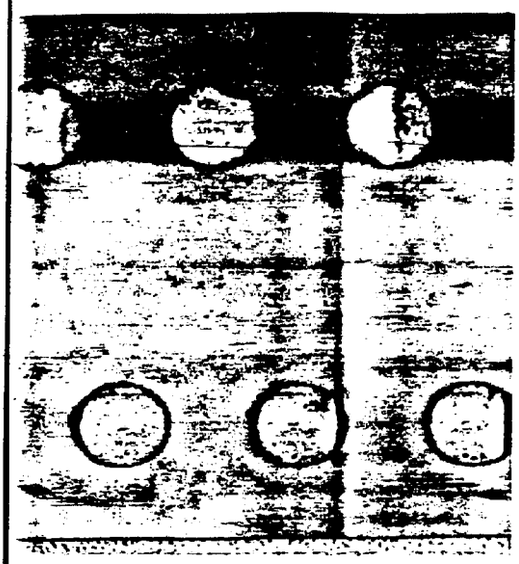
Notary Public

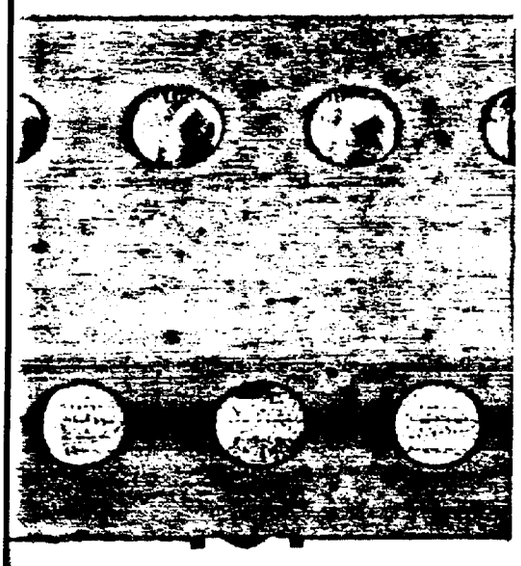
My Commission Expires: 11/27/99

02006966
IDENTIFICATION REFERENCE

96 JUL 24 PM 4:19
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

8895 07/24 0101 03CHECK 504.80





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 134000.00
CON TX 495.80
PRFEE 1.00
WDEED 8.00
TOTAL 504.80
CHECK 504.80

07/24/96 01 16:30 0001 8895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206966
IDENTIFICATION REFERENCE

96 JUL 24 PM 4:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1066520