BOOK 10141 PG 996

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 94,900.00

Affiant

Subscribed and sworn to before me, this 29th day of July 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARC N. SAMUELSON 2113 Elliott Avenue Nashville, Tennessee 37204	NationsBanc Mortgage P.O. Box 35140 Louisville, Kentucky 40232	MAP 105-14 PARCEL 15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY FOUR THOUSAND NINE HUNDRED AND NO/100---------- ($ 94,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , WESLEY A. BULLA AND WIFE, DEBORAH G. W. BULLA hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARC N. SAMUELSON, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 70 on the Waverly Land Company's Plan of Lots called Waverly Place of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Elliott Avenue, formerly Forest Avenue, at the northeast corner of a part of Lot No. 70 conveyed to Mrs. Maria Dickens, by deed from Thomas D. Morton and Charles F. Polak of record in Book 455, page 213, said Register's Office; thence with the northern boundary line of said Dickens property southwestwardly 200.0 feet, more or less, to the easterly margin of an alley, Dickens northwest corner; thence with the easterly margin of said alley, northwestwardly 50.0 feet; thence northweastwardly 200.0 feet, more or less, to the westerly margin of said Elliott Avenue; thence with the westerly margin of said Avenue, southwardly 50.0 feet to the beginning.

BEING the same property conveyed to Wesley A. Bulla and wife, Deborah G. W. Bulla, by deed from Charles G. Matthews, Jr. and Craig E. Deitschmann and Rosemary M. Deitschmann, Co-Trustees, of record in Book 7082, page 552, Register's Office for Davidson County, Tennessee.

This is improved property known as 2113 Elliott Avenue, Nashville, Tennessee 37204

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___, his heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Waverly Land Co.'s Plan of Lots "Waverly Place" of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 29th day of July, 19 96.

Wesley A. Bulla
WESLEY A. BULLA

Deborah G. W. Bulla
DEBORAH G. W. BULLA

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 WESLEY A. BULLA AND WIFE, DEBORAH G. W. BULLA, 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 this 29th day of July, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

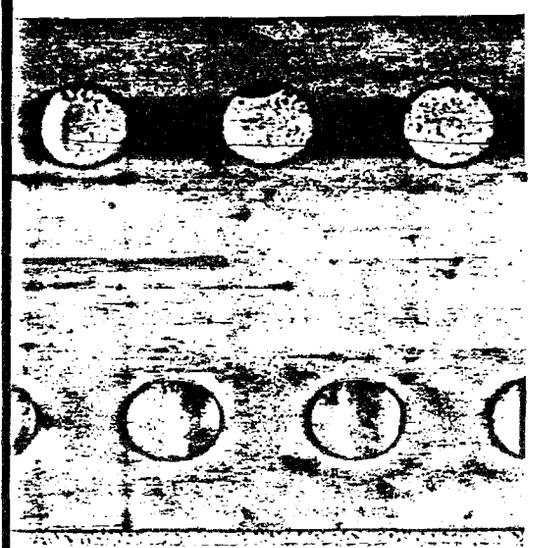
My Commission Expires: _____

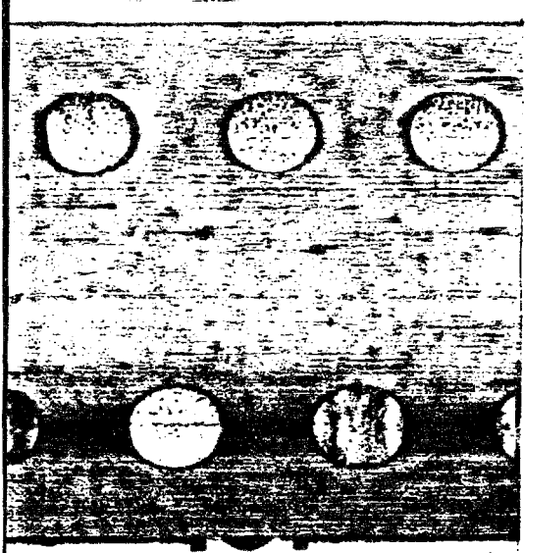
Notary Public

0209963
IDENTIF. # REFERENCE

96 AUG -1 PM 2:49
FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY, TN.

2099 08/01 0101 03CHECK 360





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

RECEIVED OF _____

FOR _____

BOOK 10141 PG 998

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 94900.00
				CON TX 351.13
				PRFEE 1.00
				WDEED 8.00
				TOTAL 360.13
				CHECK 360.13
			08/01/96 01	14:53 0001 2099

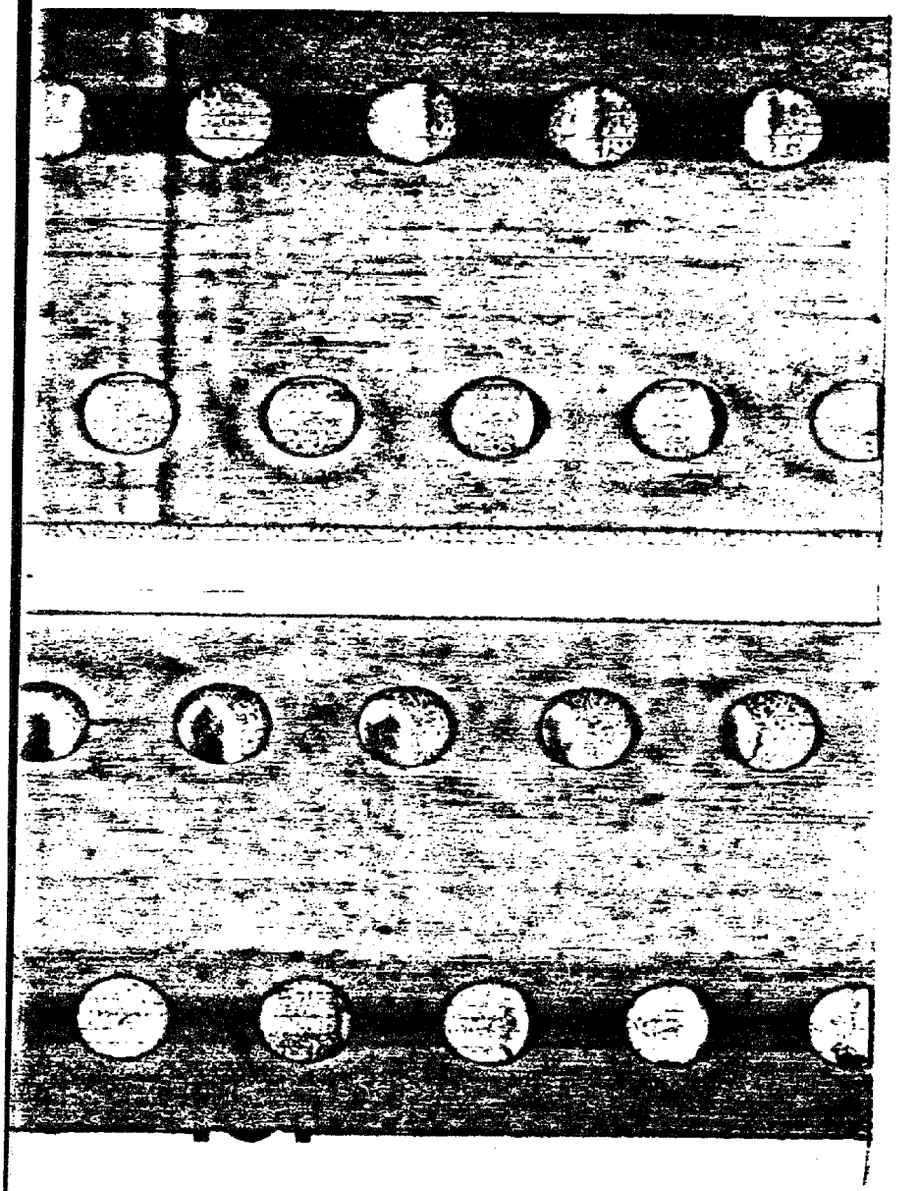
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209963 IDENTIF. ↑ REFERENCE

96 AUG -1 PM 2:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063682



VOID

BOOK 10141 PG 999

8-1-96