FILE BOX 45

# WARRANTY DEED

BOOK 10143 PG 817

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Robert S. Panvini
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert S. Panvini (NAME) | NationsBanc Mortgage Corporation (NAME) | MAP 84-12 |
| 3205 Freno Lane (ADDRESS) | P.O. Box 35140 (ADDRESS) | PARCEL 103 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Louisville, KY 40232 (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, Gloria B. Keel, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert S. Panvini and wife, Doria Panvini and Christopher A. Panvini, a single person

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:

BEING Lot No. 25 on the Map on Lincoya Hills, of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 100 feet on the westerly side of Freno Lane and runs back between lines 226.2 feet on the south line and 249.5 feet on the north line, which is a broken line, to a dead line in the rear, measuring 40 feet thereon.

BEING the same property conveyed to Pinckney D. Keel and wife, Gloria B. Keel by deed from D. C. Hergert and wife, Alice Virginia Hergert, of record in Book 4353, Page 683, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2333, Page 87, Register's Office for said County.

02104 59 IDENTIF. ↑ REFERENCE

96 AUG -2 PM 1:59
RECEIVED FOR RECORD AND REGISTERED
DAVIDSON COUNTY, TN.

This is improved ( ) unimproved (X) property, known as 3205 Freno Lane, Nashville, TN 37214
(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 my hand this 31st day of July 19 96

Gloria B. Keel

Gloria B. Keel

BOOK 10143 PG 818

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 Gloria B. Keel, a widow

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 1996.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

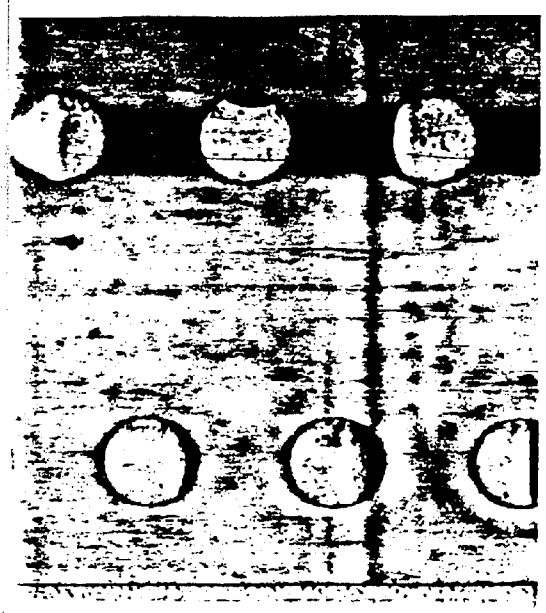
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and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

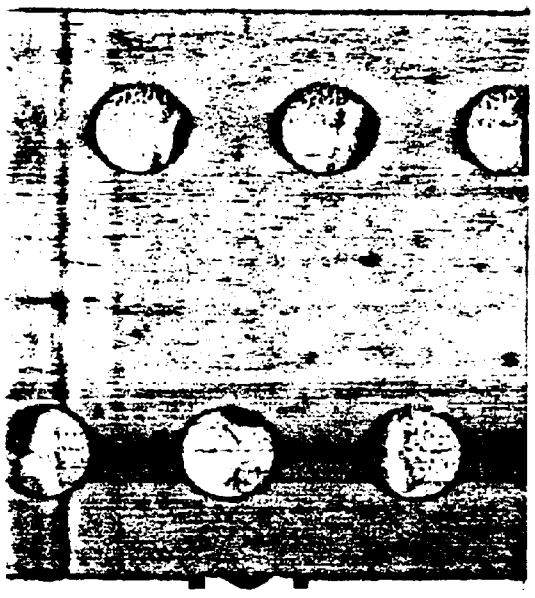
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

Notary Public

2637 08/02 3101 03CHECK 445.60





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

RECEIVED OF _____

FOR _____

BOOK 10143 PG 819

| | | |
|---|---|---|
| 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 | 118000.00 | | |
| | CON TX | | 436.60 | |
| | PRFEE | | 1.00 | |
| | WDEED | | 8.00 | |
| | TOTAL | | 445.60 | |
| | CHECK | | 445.60 | |
| 08/02/96 | 01 | 14:03 | 0001 | 2637 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02104459
IDENTIF. ↑ REFERENCE

96 AUG -2 PM 3:59

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 1070213