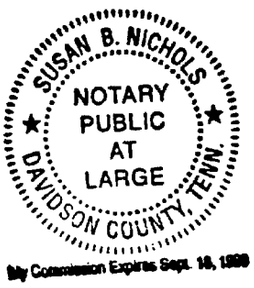
BOOK 10165 PG 735 Bay 2



My Commission Expires Sept. 18, 1998

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~
IS GREATER, ~~FOR THIS TRANSFER~~ IS $ 400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF August 19 96

Susan B. Nichols
Notary Public

MY COMMISSION EXPIRES: Sept. 18, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory S. Perrone, Trustee	Gregory S. Perrone, Trustee	181-100.00
(NAME)	(NAME)	
14211 Old Hickory Blvd.	109 Westpark Drive, Ste 330	05D-27110
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(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, Benedict Marino and wife, Catherine M. Marino

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise encumber, without joinders of any beneficiary 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:

SEE ATTACHED LEGAL DESCRIPTION

Being the same property conveyed to Benedict Marino and wife, Catherine M. Marino, by deed from B.J. Militana and wife, Marie Militana, of record in Book 6780, Page 793, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment hereof, by acceptance of this conveyance, is expressly assumed by Grantees; Application for Greenbelt Assesment in Book 8955, page 569; Easement for family cemetery in Book 6549, page 403; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 14211 Old Hickory Blvd., Antioch, TN 37013
(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 16th day of August 19 96

Benedict Marino

Catherine M. Marino

Catherine M. Marino

NJ

STATE OF ~~TENNESSEE~~

BOOK 10165 PG 736

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benedict Marino and wife, Catherine M. Marino

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 Brentwood, Tennessee, this 16th day of August 19 96.

Commission expires 7/4/01

Notary Public

STATE OF ~~TENNESSEE~~ NJ

COUNTY OF Bergen

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 this 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 8th day of August 19 96.

My commission expires 7/4/01

Notary Public

WARRANTY DEED

FROM

Benedict Marino and wife,
Catherine M. Marino

TO

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

EXHIBIT A

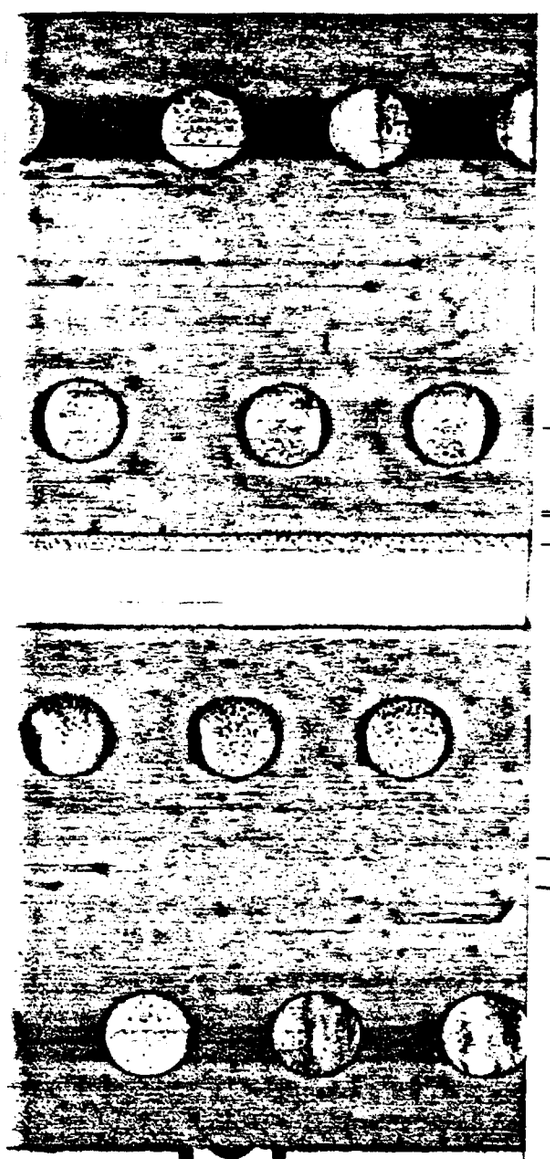
Land in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Civil Engineer, February 10, 1965, as follows:

Beginning at a point in the center of Old Hickory Boulevard at Culbertson's northwest corner; thence South 1 deg. West 37.4 feet to the beginning of a fence; thence with said fence, the dividing line between this tract and Culbertson's property, South 0 deg. 23' West 2018.8 feet to a point in Batson's and Culbertson's line; thence with Batson's line 41.2 feet to a point; thence with fence dividing this tract and Batson's land, South 1 deg. 20' West 588.4 feet to a point; thence with fence, Batson's line and Waller's line, South 88 deg. 32' West 1372.6 feet with fence to a point; thence with fence, Martin's line, North 0 deg 21' East 1628.4 feet to a point; thence with fence, King's line, 89 deg 14' East 493 feet to a point; thence with fence, King's line, North 1 deg. 16' East 695.6 feet to a point in the southerly margin of Culbertson Road; thence with said margin of said Road, North 62 deg. 27' East 51 feet to a point, thence South 31 deg. 33' East 14 feet to a point; thence North 60 deg. 46' East 387.2 feet to a point; thence North 7 deg 50' West 214.2 feet to a point in the center of Old Hickory Boulevard; thence with center of Old Hickory Boulevard, South 69 deg. 20' East 71.1 feet; South 78 deg. 9' East 98.6 feet; South 87 deg. 8' East 98.71 feet; North 85 deg 26' East 99.36 feet; North 84 deg. 18' East 190.96 feet to the point of beginning, containing 71.55 acres, more or less.

Benedict Marino

Catherine M. Marino

96 AUG 23 AM 10:51
DAVIDSON COUNTY, TN.
0178 08/23 0101 03CHECK 1493.00



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

RECEIVED OF _____

FOR _____

BOOK 10165 PG 738

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	
				400000.00
			CON TX	1480.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1493.00
			CHECK	1493.00
08/23/96	01		10:56 0001	0178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0217506
IDENTIF. # REFERENCE

96 AUG 23 AM 10:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1023231