THIS INSTRUMENT PREPARED BY:

Mail

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

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 149,500.00

Affiant

Subscribed and sworn to before me, this 13th day of September 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JUDITH ABLON VANN 1512 Forrest Avenue Nashville, Tennessee 37206	SAME	MAP 83-9 PARCEL 390

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY NINE THOUSAND FIVE HUNDRED AND NO/100---------- ($ 149,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , PETER A. MOLLICA hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JUDITH ABLON VANN hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 28 on the Plan of Subdivision of A.V.S. Lindsley's 29-acre Tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 28 fronts 50.0 feet on the southerly side of Forest Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Peter A. Mollica, unmarried, by deed from Martha Ann Woodmore, unmarried, of record in Book 9816, page 442, Register's Office for Davidson County, Tennessee.

CAREY JILL MOLLICA, spouse of Peter A. Mollica, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1512 Forrest Avenue, Nashville, Tennessee 37206

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.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s 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 S/D of A.V.S. Lindsley's 29-acre tract of record in Book 57 , page 66 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 13th day of September, 19 96.

PETER A. MOLLICA

Carey Jill Mollica

MITCHELL A. WATTS 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 PETER A. MOLLICA and CAREY JILL MOLLICA, 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 13th day of September, 19 96.

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 ____.

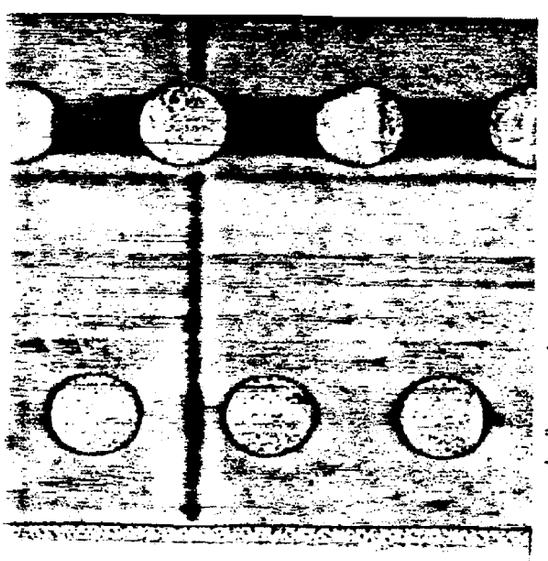
My Commission Expires: _____

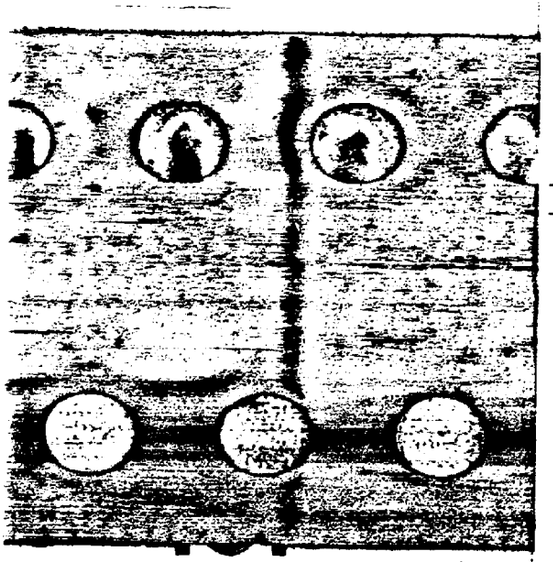
Notary Public

0225990
IDENTIF. & REFERENCE

96 SEP 17 AM 8:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9271 09/17 0101 03CHECK 562.15





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10192 PG 965

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 149500.00
CON TX 553.15
PRFEE 1.00
WDEED 8.00
TOTAL 562.15
CHECK 562.15

09/17/96 01 08:54 0001 9271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0225990
IDENTIF. ↑ REFERENCE

96 SEP 17 AM 8:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031709