0230092

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:

Jones & Shockley
1319 Fifth Avenue North
Nashville, TN 37208

96 SEP 27 AM 10:48

REGISTER
DAVIDSON CO., TENN.

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO:
D. Van Ford 207 Moncrief Avenue Dr. Goodlettsville, TN 37072	Same	Map 018-16 Parcel 141.0

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10205 PG 530

The actual consideration or value whichever is greater, for this transfer is Fifty Five Thousand Dollars ($55,000.00).

D. Van Ford
Affiant

Subscribed to and sworn before me this 24th day of September, 1996.

My Commission Expires:
My Commission Expires SEPT. 27, 1997

Notary Public

WARRANTY DEED

THIS DEED, made this the 24th day of September, 1996, between Giuseppe V. Santaguida and D. Van Ford.

WITNESSETH: FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, to me in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Giuseppe V. Santaguida, the Grantor herein, his successors, heirs and assigns, have this day bargained and sold, and do hereby transfer and convey to D. Van Ford, the Grantee herein, her successors, heirs and assigns with covenant of general warranty of title, the following described real property:

Land in Davidson County, Tennessee, being part of Lot 7, all of Lot 8 and the easterly part of Lot 9, on the Map of Moncrief's Subdivision of the Mathes Lands at Goodlettsville, Tennessee, not of record and described according to a survey by R.L. Montoya Land Surveying dated January 26, 1983, as follows:

Said Lots and parts of Lots adjoin and front together 100 feet on the northerly side of Moncrief Avenue and runs back 136 feet, more or less, on the westerly line and 139 feet, more or less, on the easterly line to a line in the rear which measures 95 feet thereon.

Being the same property conveyed to Guiseppe V. Santaguida by Deed from John W. Hicks of record in Book 9687, page 830, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee her (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors) heirs and assigns, against the lawful claims of all persons.

This conveyance is made subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property insofar as same are presently binding thereon.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 24th day of September, 1996.

Giuseppe V. Santaguida

Giuseppe V. Santaguida

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Susan Short Jones, a Notary Public in and for said County and State, Giuseppe V. Santaguida, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 1996.

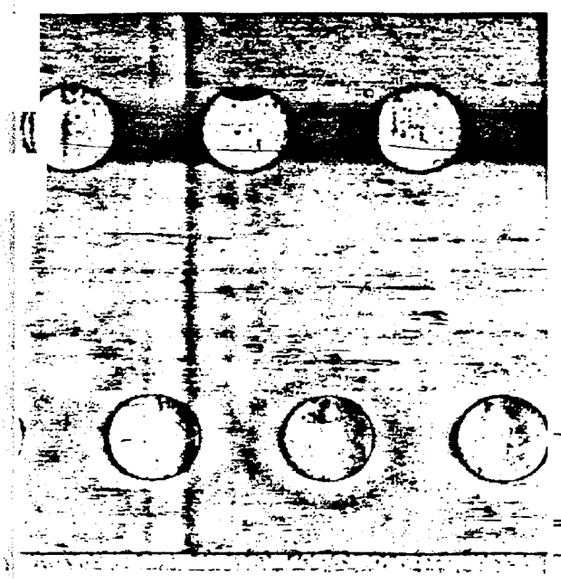
Susan Short Jones

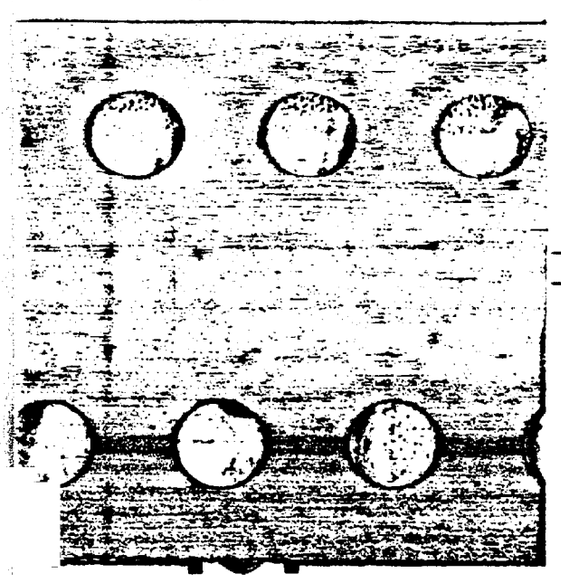
Notary Public

My Commission Expires SEPT. 27, 1997

My Commission Expires: _____

3630 09/27 0101 03CHECK 212.50





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

RECEIVED OF _____

FOR _____

BOOK 10205 PG 532

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 55000.00
				CON TX 203.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 212.50
				CHECK 212.50
09/27/96	01			10:50 0001 3630

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0230092
IDENTIF. ↑ REFERENCE

96 SEP 27 AM 10:48
REGISTER
DAVIDSON COUNTY, TN

No.1036029