WARRANTY DEED

FILE BOX 45

ZANA C. PETTY 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 $ 64,674.04
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(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
John D. Denton (NAME)	E.A. and Louise Sircy (NAME)	MAP 60-12
1213 Huntingboro Court (ADDRESS)	P.O. Box 192 (ADDRESS)	PARCEL 139
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Madison, TN 37116-0192 (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, John Migliorato and wife, Shauna Norris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Denton, unmarried

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:

LAND in Davidson County, Tennessee, described in part according to a November 17, 1978 survey by John B. Kohl, III, Tennessee Registered Surveyor No. 100, as follows:

BEGINNING at a point on the southeasterly margin of an extension of Jones Avenue located northeastwardly 435.0 feet from Jones Avenue, said point also being the northerly front corner of the Norris D. Givens property (Book 4982, Page 993 Register's Office of Davdison County); thence with Given's northeasterly property line south 33 deg. 25 feet East 186.1 feet to an iron pin in the northwesterly line of the property now or formerly owned by Howard Hitt; thence, with Hitt's said property line North 56 deg. 30; East 64.1 feet to an iron pin at the southerly rear corner of the Grade Hudson Lankford property (Book 3226, Page 467, said Register's Office); thence with Lankford's southwesterly property line, North 26 deg. 45 feet West 179.0 feet to an iron pin on the southeasterly margin of Jones Avenue, extended; thence with the southeasterly margin of said Avenue, South 62 deg. 30 feet West 85.0 feet to the point of beginning.

BEING the same property conveyed to John Migliorato and wife, Shauna Norris by deed from E. A. Sircy, Jr., and wife, Ellen Louise Sircy, of record in Book 9638, Page 63, Register's Office for said County.

CONTINUED

This is improved (X) property, known as 2905 Jones Avenue, Nashville, TN 37207 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 30th day of September 19 96

John Migliorato

Shauna Norris

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 John Migliorato and wife, Shauna Norris

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 Nashville, Tennessee, this 30th day of September, 19 96.

Commission expires January 20, 1999

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

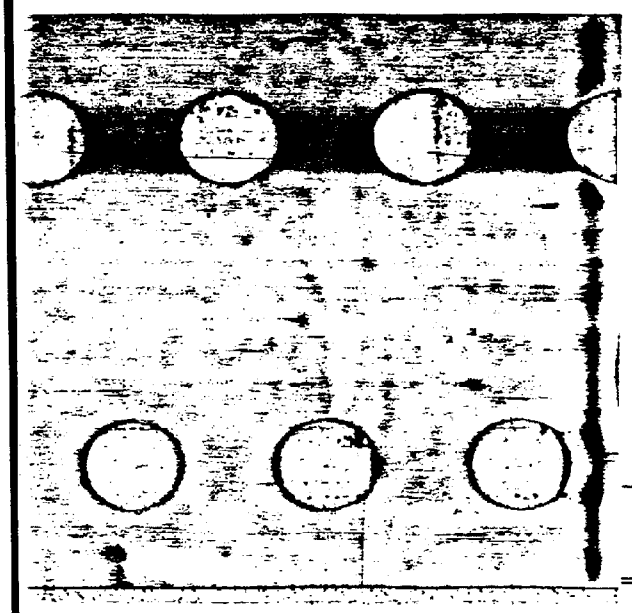
023154B
IDENTIF. A REFERENCE

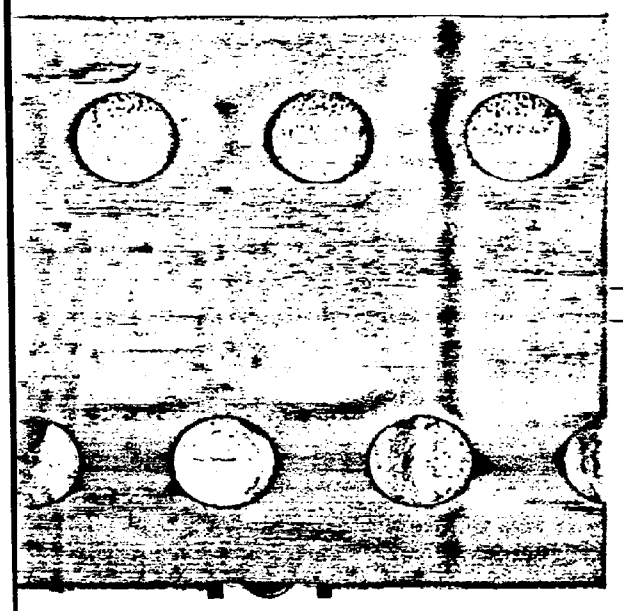
96 OCT -1 PM 3:12
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to a Deed of Trust executed by John Migliorato and wife, Shauna Norris, to E. A. Sircy, Jr. and wife, Ellen Louise Sircy, dated April 3, 1995, and filed for record in Book 9638, Page 63, Register's Office for said County, with an unpaid principal amount of approximately $54,674.04, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

5:57 10/01 0101 03CHECK 252.30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10210 PG 259

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	67674.04
CON TX	239.30
PRFEE	1.00
WDEED	12.00
TOTAL	252.30
CHECK	252.30

10/01/96 01 15:16 0001 5157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231548
IDENTIF. & REFERENCE

96 OCT -1 PM 3:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072243

No. [redacted]