0234459

IDENTIF. # REFERENCE

BOOK 10220 PG 515

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 OCT -9 AM 10:47

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 38216
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Suzanne M. O'Connor 2122 Westwood Avenue Nashville, TN 37212	First Republic Mortgage Corporation 3212 West End Avenue, Suite 500 Nashville, Tn 37203

TAX MAP-PARCEL NUMBERS: Map 104-15 Parcel 339

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marcella D. Nanni, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Suzanne M. O'Connor, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 64 and the westerly 20 feet of Lot No. 65 on the Plan of Belair, as of record in Book 332, page 6, Register's Office for said County.

SAID parts of said lots front together 60 feet on the northerly side of Westwood Avenue and run back between parallel lines, 185 feet to an alley.

BEING the same property conveyed to John J. Nanni and spouse, Marcella D. Nanni, by deed from Grace Smith Harvey and Gladys Harvey Donnan, of record in Book 3861, page 50, Register's Office for Davidson County, Tennessee. John J. Nanni died, leaving Marcella D. Nanni as surviving tenant by the entirety.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to restrictive covenants of record in Book 712 Page 399 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 2122 Westwood Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of October, 1996.

Marcella D. Nanni

Marcella D. Nanni

BOOK 10220 PG 516

State of Tennessee
County of Davidson

On this 8th day of October, 1996, before me the undersigned authority, personally appeared **Marcella D. Nanni**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 1-25-97

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 180000.00

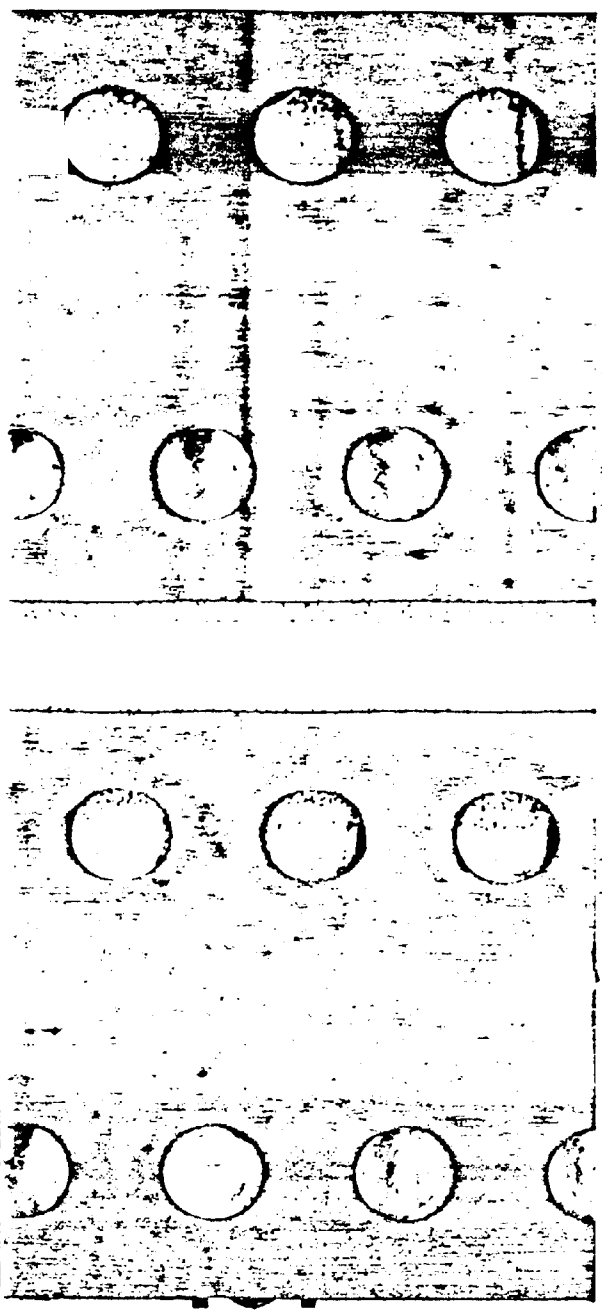
Suzanne M. O'Connor
Affiant

Sworn and subscribed before me on the 8th day of October, 1996.

Notary Public

My Commission Expires: 1-25-97

8265 10/09 0101 03CHECK 675.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10220 PG 517

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	
			170000.00	
			CON TX	666.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	675.00
			CHECK	675.00
10/09/96	01		10:51 0001	8265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0234459

IDENTIF. ↑ REFERENCE

96 OCT -9 AM 10:47

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

Nº 1075318

No [redacted]