BOX 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $146,000.00. Douglas A. Schwandner **Affiant** Subscribed and sworn to before me, this 23rd day of October, 1996. Wesley D. Turner Notary Public My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Douglas Alan Schwandner and Donna Marie Schwandner 2516 Call Hill Nashville, TN 37211	SAME	172-12-0-B 275.00CO 6D 78012

3976 10/24 0101 03CHECK 549.20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL J. CRIFASSI AND VERONICA CRIFASSI, BOTH UNMARRIED,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DOUGLAS ALAN SCHWANDNER AND WIFE, DONNA MARIE SCHWANDNER** hereinafter called the Grantees their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Bradford Hills, Section Twelve, of record in Book 7900, page 6, as amended in Book 7900, page 581, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Crifassi and Veronica Crifassi, both unmarried, by deed from Claridge Builders, Inc., of record in Book 9356, page 534, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 8069, page 170; as amended in Book 8885, page 517; Book 9055, page 826, and re-recorded at Book 958, page 989, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 7900, page 6, as amended in book 7900, page 581, Register's Office for said County.

3. By-Laws of record in Book 8071, page 531, Register's Office for Davidson County, and Charter of Bradford Hills Homeowner's Association, Inc., of record in Book 8071, page 520, Register's Office for said County.

4. Open Space conveyed to Bradford Hills Homeowner's Association, Inc., of record in Book 8154, page 304, Register's Office for said County.

5. Deeds of conveyance for sanitary sewers and water mains of record in Book 8377, page 769, and Book 8377, page 808, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

This is improved property known as 2516 Call Hill, Nashville, Tennessee 37211.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 23rd day of October, 1996.

0239676
IDENTIFICATION REFERENCE

OCT 24 PM 3:41
REGISTER
DAVIDSON COUNTY, TN

Michael J. Crifassi

Veronica Crifassi

STATE OF ILLINOIS)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL J. CRIFASSI, UNMARRIED,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of October, 1996.

Notary Public

My Commission Expires: 1/25/97

"OFFICIAL SEAL"
Michael DeGroote
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/25/97

STATE OF ILLINOIS)
COUNTY OF Cook)

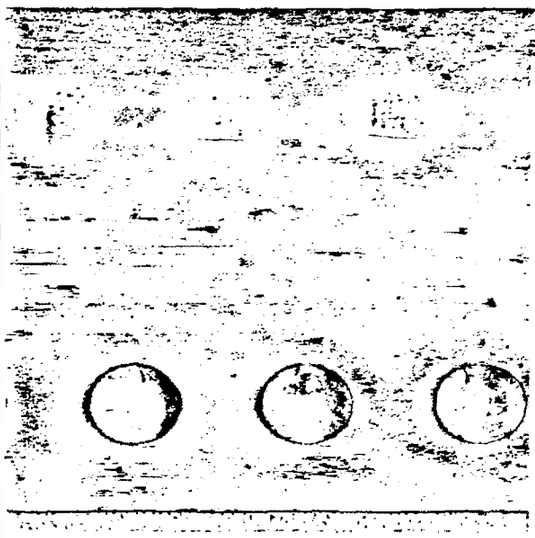
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VERONICA CRIFASSI, UNMARRIED,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

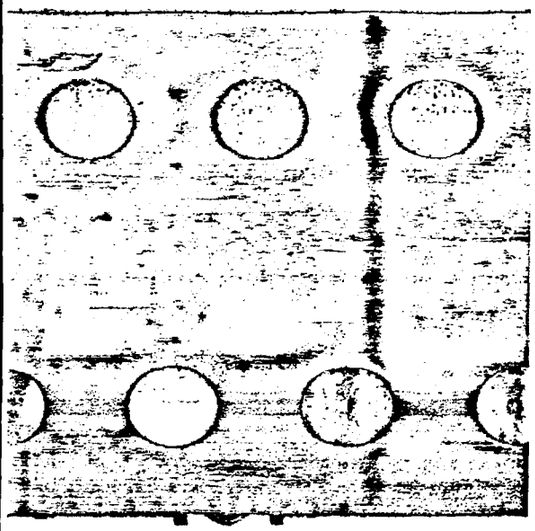
WITNESS my hand, at office, this 23rd day of October, 1996.

Notary Public

My Commission Expires: 1/25/97

"OFFICIAL SEAL"
Michael DeGroote
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/25/97





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

RECEIVED OF _____

FOR _____

BOOK 10236 PG 342

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
146000.00
CON TX 540.20
PRFEE 1.00
WDEED 8.00
TOTAL 549.20
CHECK 549.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3876

0239676
IDENTIF. & REFERENCE

96 OCT 24 PM 3:41

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

Nº 1080851

No [redacted]