FILE BOX 45

WARRANTY DEED

BOOK 10239 PG 155

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

PATRICIA NICHOLS Notary Public

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES May 24, 1997
(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
Paul Castrovinci (NAME)	First Republic Mortgage (NAME)	MAP 75-13
117 Bonnabrook Drive (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	PARCEL 235
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Miyo Pizzillo, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Castrovinci and wife, Beverly Castrovinci

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:

BEING Lot No. 8, on the plan of Addition to Sec. IV, Hermitage Hills, of record in Plat Book 3842, Page 128, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Miyo Pizzillo, a widow by deed from Gabriel Anthony Pizzillo, Jr., of record in Book 7653, Page 11, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3181, Page 587, Register's Office for said County.

96 OCT 28 PM 2:23
DAVIDSON COUNTY, TN. REGISTER

IDENTIFICATION REFERENCE 0240732

This is improved (X) property, known as 117 Bonnabrook Drive, Hermitage, TN 37076 (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 my hand this 25th day of October 19 96

Miyo Pizzillo
Miyo Pizzillo

BOOK 10239 PG 156

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 Miyo Pizzillo, a widow

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 19 96.

Commission expires May 24, 1997

Notary Public

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

REC'D 10/29 11:01 23CHECK 371.60

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10239 PG 157

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CHRT	96000.00
			CON TX	362.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	371.60
			CHECK	371.60

10/28/96 01 14:25 0001 4991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02240732
IDENTIF. & REFERENCE

96 OCT 28 PM 2:23

FELIX Z. WILSON
DAVIDSON COUNTY REGISTER

Nº 1081952

No