56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

BOOK 10252 PG 34

THIS INDENTURE, made and entered into as of the **1st** day of **November, 1996** by and between

LISA CHAPMAN, UNMARRIED ,

hereinafter referred to as Grantor, and

ALBERT TASSI and JOE TASSI, UNMARRIED PERSONS ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERN ONE-HALF OF LOT NO. 31 ON THE PLAN OF SHARP AND HORN'S FOURTH ADDITION OF NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 161, PAGE 172, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SAID PART OF LOT FRONTS 50 FEET ON THE SOUTHERLY SIDE OF DOUGLAS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LISA M. CHAPMAN, UNMARRIED BY QUITCLAIM DEED FROM JOSEPH M. TASSI, UNMARRIED, OF RECORD IN BOOK 10167, PAGE 466, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SUBJECT TO A QUITCLAIM DEED OF CORRECTION IN BOOK 10149, PAGE 638, SAID REGISTER'S OFFICE.

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TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,
and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

LISA CHAPMAN

96 NOV -6 PM 2:40
REGISTER
DAVIDSON COUNTY, TN.

0244222
IDENTIF. # REFERENCE

BOOK 10252 PG 35

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LISA CHAPMAN, UNMARRIED** , 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/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of **November, 1996.**

David Bombardieri
Notary Public

Commission Expiration: 7/25/98

DAVID BOMBARDIERI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$50,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jacqueline G. Brown
Affiant

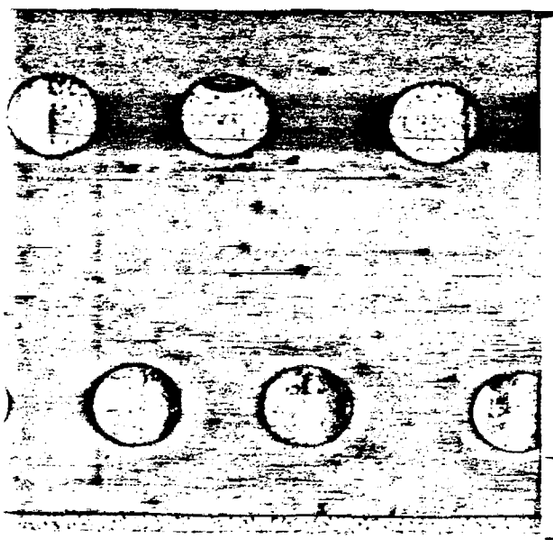
Subscribed and sworn to before me this **1st** day of **November, 1996.**

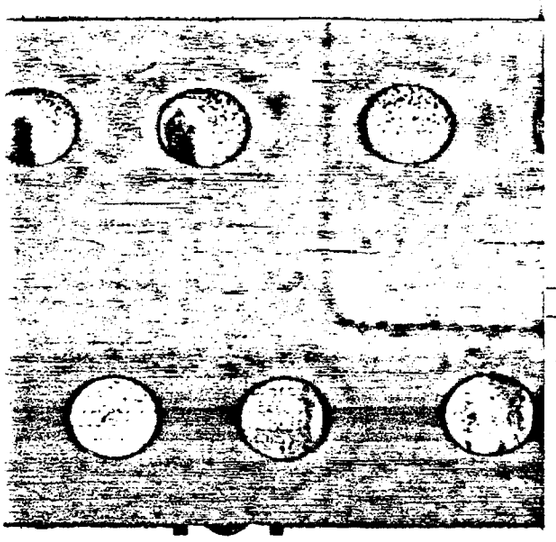
David Bombardieri
Notary Public

Commission Expiration: 7/25/98

DAVID BOMBARDIERI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	ALBERT TASSI JOE TASSI 918 DOUGLAS NASHVILLE, TN 37207	918 DOUGLAS NASHVILLE, TN 37207 MAP PARCEL NUMBER 72-13-322





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

RECEIVED OF _____

FOR _____

BOOK 10252 PG 36

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

11/06/96 01 14:44 0001 8764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0244222
IDENTIF. ↑ REFERENCE

96 NOV -6 PM 2:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1085686