6435

BOOK 10268 PG 39

WARRANTY DEED

File No: 00281194

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel F. Catignani	First Republic Mortgage	Map 131-4
[NAME]	[NAME]	
1108 Frances Avenue	3213 West End Ave., #500	Parcel 164
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37204	Nashville, TN 37203	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Frances Lee Paul, Unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Daniel F. Catignani, Unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 135,000.00

Subscribed and sworn to before me, this the 21ST day of NOVEMBER, 19 96

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

unimproved ( )
This is improved (X) property known as 1108 Frances Avenue, Nashville, TN 37204
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, 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 our hands this 21ST day of NOVEMBER, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Frances Lee Paul by Walter Wycoff II A.I.F.
Frances Lee Paul
By: Walter Wycoff, II, Attorney-in-Fact

Power of Attorney of record in Book 10256, Page 595, RODC, Tennessee

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Walter Wycoff, II, to me known (or proved to me on the basis of satisfactory eveidence), to be the person who executed the foregoing instrument on behalf of Frances Lee Paul and who acknowledged that he executed the same as the free act and deed of said Frances Lee Paul.

Witness my hand at Brentwood, Tennessee, this the 21st day of November, 1996.

My Commission expires:
11-10-97

Notary Public Linda V. Jones

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

02492 42
IDENTIF. & REFERENCE

96 NOV 22 PM 1:15
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

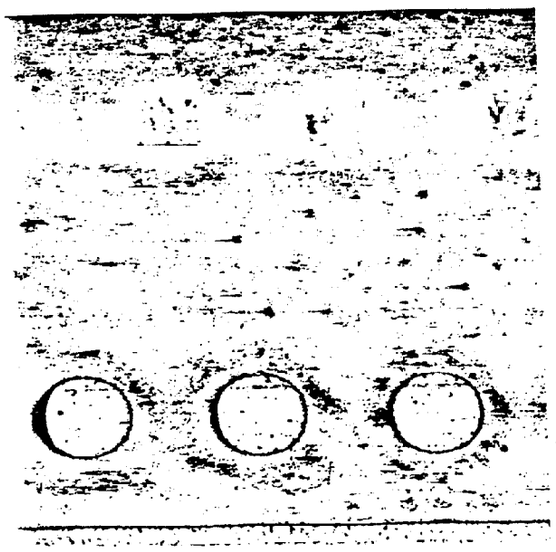
Land in Davidson County, Tennessee, being Lot No. 20 and the westerly 25 feet of Lot No. 21 on the Map of M. N. Young's Park View Subdivision, as of record in Book 547, page 173, Register's Office for said County.

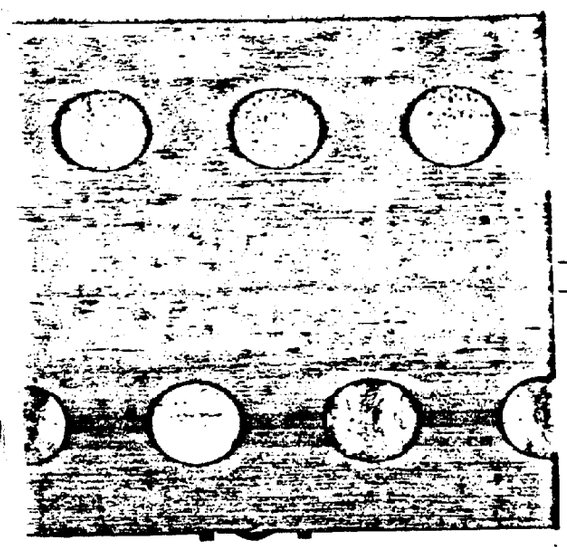
Said lot 20 and part of lot 21 adjoin and front together 125 feet on the north side of Frances Avenue and run back between parallel lines, 164 feet to a dead line.

Being the same property conveyed to Frances Lee Paul by deed from Arthur Erwin Smedley and wife, Maxine B. Smedley, of record in Book 4197, page 744, Register's Office for Davidson County, Tennessee.

F. L. P. by W. W. III A. I. F.

8320 11/22 0101 03CHECK 512.50





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

RECEIVED OF _____

FOR _____

BOOK 10268 PG 42

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
				135000.00
				CON TX 499.50
				PRFEE 1.00
				TDEED 12.00
				ERR CO
				TDEED 12.00-
				WDEED 12.00
				TOTAL 512.50
				CHECK 512.50
11/22/96		01	13:16	0001 8320

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0249242
IDENTIF. # REFERENCE

96 NOV 22 PM 1:15
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1091020