WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 9/15/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT E. DOLAN (NAME)	Robert E. Dolan (NAME)	MAP 160-02
878 FOREST ACRES COURT (ADDRESS)	710 Farrell Road (ADDRESS)	PARCEL 2.00
NASHVILLE, TENNESSEE 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37220 (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, EDITH C. SANNELLA, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT E. DOLAN AND WIFE, BONNIE H. DOLAN

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:

Land in Davidson County, Tennessee, being Lot No. 23 marked Kennedy on the Map of Forest Acres, Section IV of record in Book 2331, page 156.

Said lot fronts 180 feet on the northwesterly side of Forest Acres Court and extends back 309.46 feet on the northeasterly line and 254.73 feet on the southwesterly line, to a dead line in the rear and measures 175.75 feet thereon.

Being the same property conveyed to Edith C. Sanella, unmarried by deed from Susan Stokes Austin, unmarried of record in Book 5163, page 610, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2633, Page 581, Book 2646, page 75 and Book 2435, page 313, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and paid by the Grantor(s) herein.

The said Edith C. Sannella is one and the same as Edith C. Sanella.

unimproved ( )
This is improved (X) property, known as 878 FOREST ACRES COURT, NASHVILLE, TENNESSEE 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20th day of December, 19 96

Edith C. Sannella
EDITH C. SANNELLA

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 EDITH C. SANNELLA, UNMARRIED

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 20th day of December 19 96

Commission expires 9/18/99

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 _____

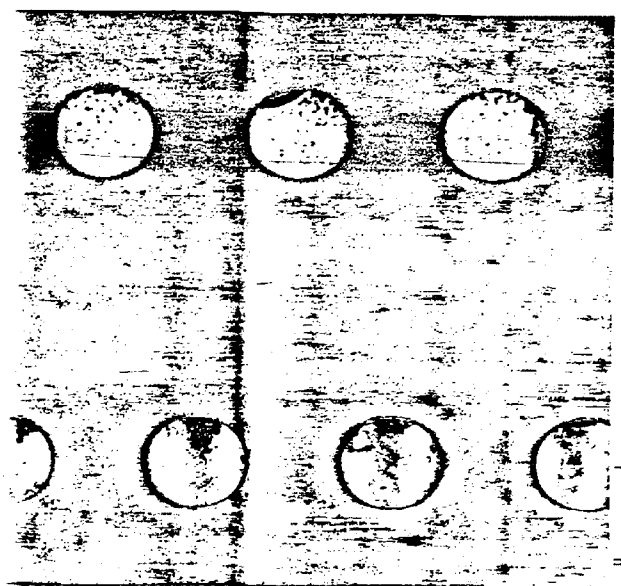
Notary Public

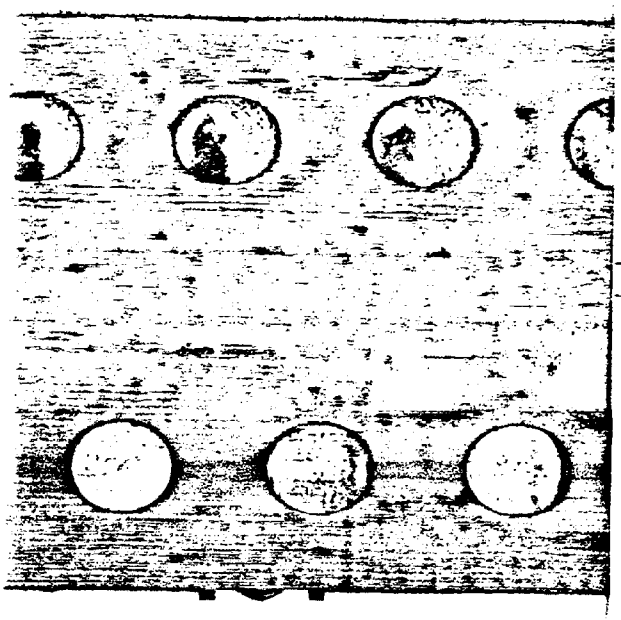
02588874
IDENTIF. ↑ REFERENCE

96 DEC 26 PM 12:52
PELLA A. NELSON REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

268. XCHECK 0101 12/26 9090





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10300 PG 663

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 70000.00	
			CON TX 259.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 268.00	
			CHECK 268.00	
12/26/96	01		12:53 0001 9090	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0258874
IDENTIF. ↑ REFERENCE

96 DEC 26 PM 12:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1101656