2dB

BOOK 10302 PG 433

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Martin Fugardi	[SunTrust Bank,]	]
[JoAnna Fugardi	[Nashville, N.A.]	Map 064-11-0-A]
[302 South Cameron Court	[P.O. Box 305110]	Parcel 076.00Co]
[Hermitage, TN 37076	[Nashville, TN 37230]	]
[This instrument prepared by: Robert J. Notestine III, Attorney]		
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]		
[ ]		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Norma L. White Spear and Robert H. Spear, Jr., Trustees of the Norma L. Spear Trust (the "Grantors") has bargained and sold, and by these presents do transfer and convey unto Martin Fugardi and wife, JoAnna Fugardi (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Caleb Chase of record in Plat Book 6250, Pages 821 and 822, 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 Norma L. White Spear and Robert H. Spear, Jr., Trustees of the Norma L. Spear Trust by Quitclaim Deed from Norma L. White Spear of record in Book 9821, Page 451, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This instrument is being executed on behalf of Norma L. White Spear pursuant to a Power of Attorney executed by her and filed of record in Book 9330, Page 216, said Register's Office.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 302 South Cameron Court, Hermitage, TN 37076.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $120,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[17th day of December, 1996.]
[ ]
[Notary Public]
[My Commission Expires 1-24-98]
[ ]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to

the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 17th day of December, 1996.

Norma L. White Spear
by: Martha Lobdell
her Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 17th day of December, 1996, before me personally appeared Martha Lobdell, to me known to be the person who executed the foregoing instrument on behalf of Norma L. White Spear and who acknowledged that she executed the same as the free act and deed of the said Norma L. White Spear.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of December, 1996.

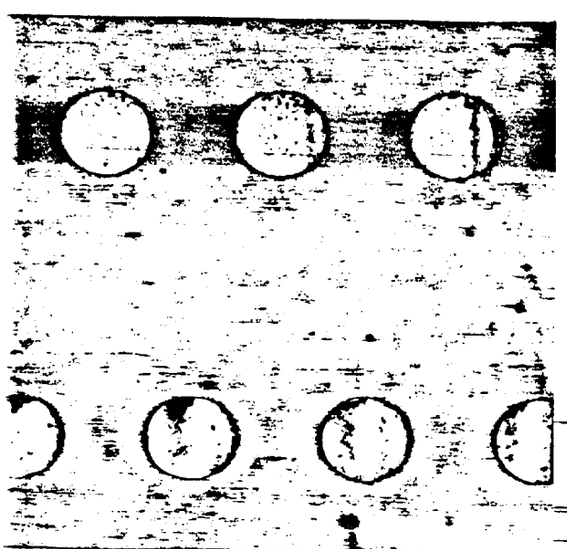
NOTARY PUBLIC

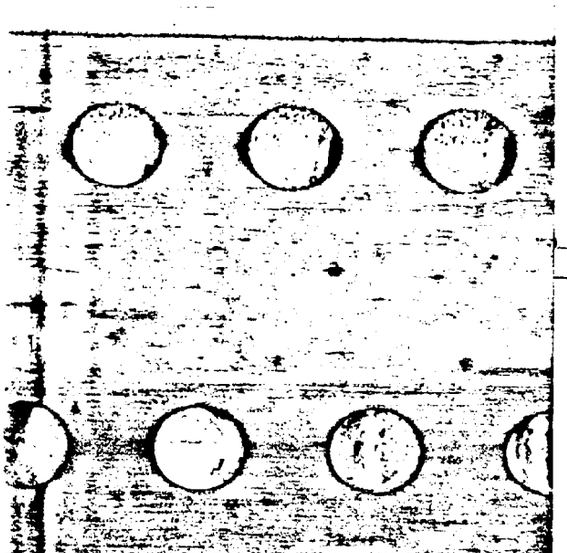
My Commission Expires: 1-24-98

9654 12/27 0101 03CHECK 45.00

96 DEC 27 PM 1:48
DAVIDSON COUNTY, TN.

0259369
IDENTIF. + REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10302 PG 435

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	
				120000.00
			CON TX	444.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	453.00
			CHECK	453.00
12/27/96	01		13:48 0001	9654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259369
IDENTIF. # REFERENCE

96 DEC 27 PM 1:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1102215