After recording please return to:
Chicago Title Insurance Company
Box #35
File Number 00281807

BOOK 10311 PG 852

WARRANTY DEED

File No: 00281807

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher F. Allen	[illegible]	MAP 155-8-A
[NAME]	[NAME]	
6132 Tuliptree Lane	2345 Grand Blvd STE 2200 Kansas City, MO 64108	PARCEL 33
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37221		
[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.

Benjamin T. Iannuzzi and wife, Ellen Clodfelter Iannuzzi

have this day bargained and sold, and do hereby transfer and convey unto the said Christopher F. Allen and wife, Amanda D. Allen 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.

2359 01/06 0101 03CHECK 734.50

STATE OF Tennessee
COUNTY OF Williamson
} The actual consideration or value which ever is greater.
} for this transfer is $ 195,000.00

Subscribed and sworn to before me, this the 30th day of December, 19 96

Affiant

My Commission Expires: April 14, 1997
[Affix Seal]

Notary Public Mary B. Simmons

unimproved ( )
This is improved (X) property known as 6132 Tuliptree Lane, Nashville, TN 37221
[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 30TH day of DECEMBER, 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.

Benjamin T. Iannuzzi

Ellen Clodfelter Iannuzzi by Amanda D. Allen Atty-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10311 PG 853

Personally appeared before me MARY B. SIMMONS, a Notary Public in and for said County and State Benjamin T. Iannuzzi

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood Tn this 30th day of December, 1996

Mary B Simmons Notary Public

Commission expires 4-14-97

STATE OF

COUNTY OF

Before me, the undersigned, a Notary Public in and fore said County and State, personally appeared Craig Hill, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Ellen Cladfelter Iannuzzi and _____ and acknowledged that He/she executed the same as the free act and deed of said Ellen Cladfelter Iannuzzi and _____.

Witness my hand and offical seal at Brentwood Tn, this 30th day of December 1996.

Mary B Simmons Notary Public

Commission expires 4-14-97

THIS INSTRUMENT WAS PREPARED BY:

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

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

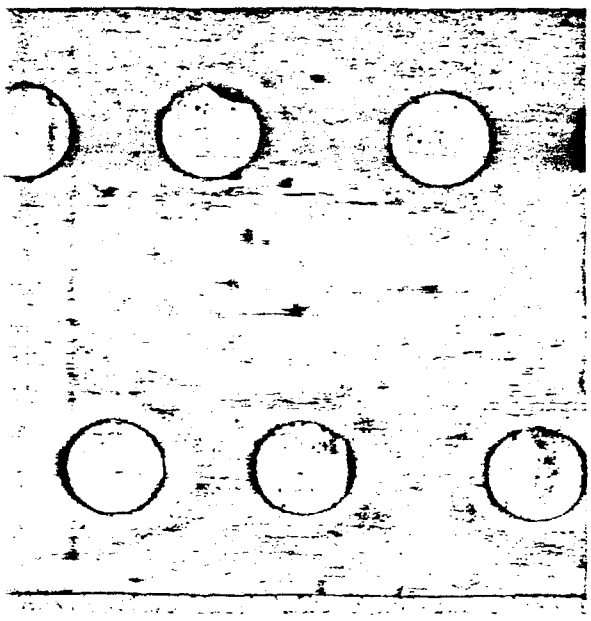
Exhibit "A" BK/PG 10311/854

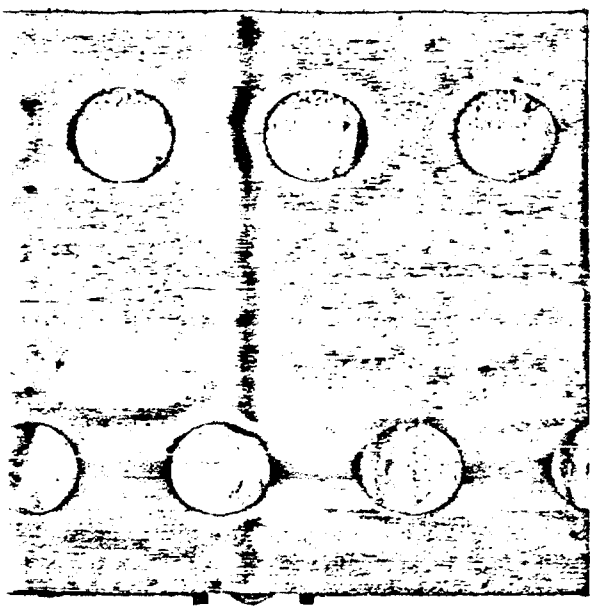
Land in Davidson County, Tennessee, being Lot Number 33 on the Plan of Phase 1 of Poplar Creek Estates, of record in Plat Book 6250 at page 647, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin T. Iannuzzi and wife, Ellen Clodfelter Iannuzzi by Warranty Deed from Morris Eshaghpour Contracting Corp., of record in Book 8057, page 258, Register's Office for Davidson County, Tennessee.

BA EQ

97 JAN -6 PM 12:08
DAVIDSON COUNTY, TN.
026830
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10311 PG 855

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 195000.00

CON TX 721.50

PRFEE 1.00

WDEED 12.00

TOTAL 734.50

CHECK 734.50

01/06/97 01 12:09 0001 2359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261830

IDENTIFICATION REFERENCE

97 JAN -6 PM 12:08

FELIX Z. WILSON, II REGISTER

DAVIDSON COUNTY, TN.

No. 1104901