BOOK 10363 PG 639

Box 3, CAW

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Michael M. Catalano and wife, Barbara J. Catalano 1132 Davidson Road Nashville, TN 37205	Map -Parcel 115-2-39	NationsBanc Mortgage Corp. P.O. Box 740017 Louisville, KY 40201
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CAW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Mary Ann Brown**, an unmarried person (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Michael M. Catalano and wife, Barbara J. Catalano** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties and assumed by the Grantee.

2. All matters on the Plan of record in Book 2330, page 154, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 2794, page 323, as extended and renewed in Book 6056, page 992, said Register's Office.

This is improved property, known as **1132 Davidson Road, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Barbara J. Catalano
Affiant

Subscribed and sworn to before me this 27 day of February, 1997.

Carol A. Wilson
Notary Public
My Commission Expires: 2-27-97

0402188.01
071160-046 02/17/97

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 27th day of February, 1997.

Mary Ann Brown

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 Mary Ann Brown, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 9-23-00

0402188.01
071160-046 02/17/97

EXHIBIT A

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(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Sec. A, Crest Meade, as of record in Book 2330, page 154, Register's Office for said County described as follows:

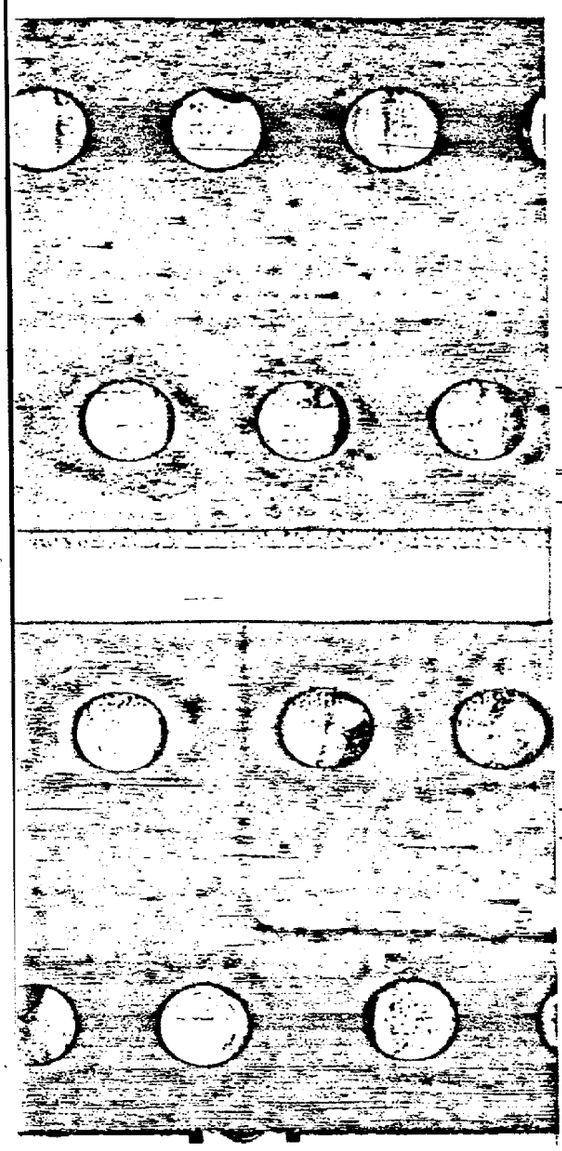
Beginning at a point in the easterly margin of Shiloh Drive, at the corner of Lots 122 and 123, thence southerly along said drive, 90.7 feet to a monument; thence around a curve in a southeasterly direction 39.2 feet to a monument in the northerly margin of Davison Road; thence with said road, easterly 159.1 feet to a monument at the southeast corner of Lot No. 123; thence northerly along the rear line of said lot, 130 feet to the corner of Lots 122 and 123; thence with the line between said lots, westerly 176.4 feet to the point of beginning.

Being the same property conveyed to Mary Ann Brown by deed from John W. Hayhurst and Sondra Taylor Hayhurst of record in Book 5784, page 61, Register's Office for Davidson County, Tennessee.

0277367
IDENTIF. & REFERENCE

97 FEB 28 AM 10:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1043 02/28 0101 03CHECK 586.50



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

RECEIVED OF _____

FOR _____

BOOK 10363 PG 642

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
155000.00
CON TX 573.50
PRFEE 1.00
WDEED 12.00
TOTAL 586.50
CHECK 586.50

02/28/97 01 10:59 0001 1043

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277367
IDENTIF. # REFERENCE

97 FEB 28 AM 10:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121953