BOOK 10369 PG 316

WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $82,500.00.

Mark A. Sturtevant
Affiant

Sworn to and subscribed before me on this the 3rd day of March, 1997.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3/27/99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
MARK A. STURTEVANT, unmarried
4303 Murphy Road
Nashville, TN 37209

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 103-8-75.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, I, CHRISTOPHER D. CIOFFI, unmarried, hereinafter called the GRANTOR, has bargained and sold and by these presents, does transfer and convey unto MARK A. STURTEVANT, unmarried, hereinafter called GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of C. H. Tritschler's subdivision of Lots Nos. 347, 348, and part of 349, West Lawn, of record in Book 843, page 51, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 2 fronts 50 feet on the southerly side of Minnesota Avenue or Murphy Road, and runs back between parallel lines 150 feet to a dead line.
>
> Being the same property conveyed to Christopher D. Cioffi, unmarried, by deed from Robert M. Brown and wife, Juanita B. Brown, of record in Book 8997, page 167, Register's Office for Davidson County, Tennessee.

This is improved property known as 4303 Murphy Road, Nashville, Tennessee, 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as follows:

1) 1997 taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Book 843, page 51, Register's Office for Davidson County, Tennessee.

And GRANTOR does further covenant and bind himself, his heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 3rd day of March, 1997.

Christopher D. Cioffi

CHRISTOPHER D. CIOFFI

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, CHRISTOPHER D. CIOFFI, the bargainor with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 3rd day of March, 1997.

Charles P. Cro

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

My Commission Expires: March 27, 1999

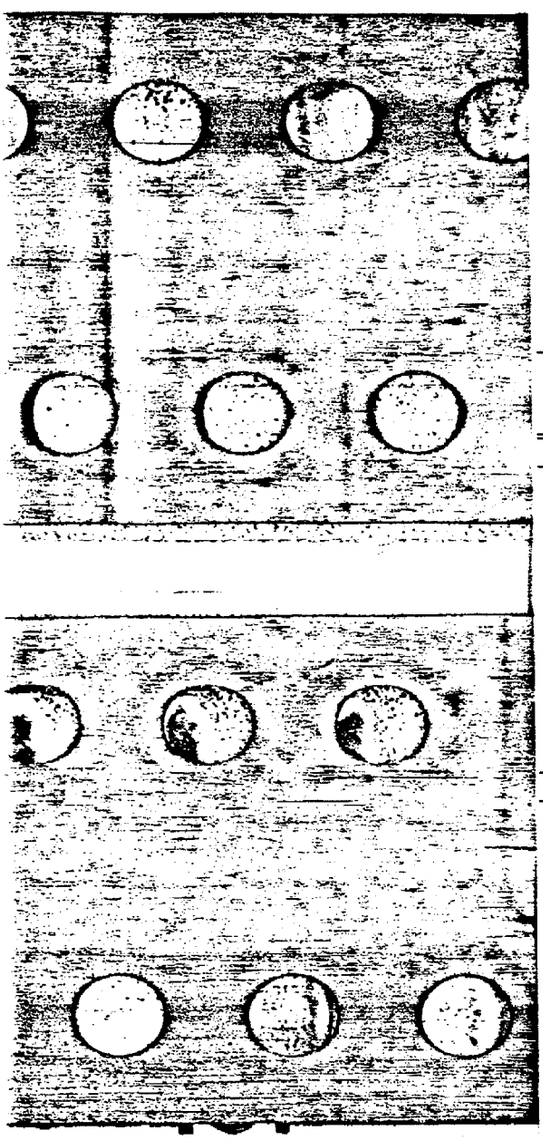
0278942

IDENTIF. & REFERENCE

97 MAR -5 AM 8:22

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2725 03/05 0101 03CHECK 314.25



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

RECEIVED OF _____

FOR _____

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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	82500.00
			CON TX	305.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	314.25
			CHECK	314.25
03/05/97	01		08:23 0001	2725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278942
IDENTIF. ↑ REFERENCE

97 MAR -5 AM 8:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123115