BOOK 10399 PG 124

FILE BO

WARRANTY DEED

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,750.00

Debora J. Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debora J. Ferguson (NAME)	Tucker Federal Bank d/b/a/ (NAME)	MAP 119-02
103 Valeria Street (ADDRESS)	P. O. Box 211788 (ADDRESS)	PARCEL 216
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (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, Margaret Ann Gabrielli and husband, Thomas Gabrielli

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debora J. Ferguson, unmarried

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 the Easterly 25 feet of Lot No. 90 and the Westerly 25 feet of Lot No. 91 on the Map of the Subdivision of Lots Nos. 7, 8, 9, 10 and parts of Lots No. 6, 11, 12 and 13 Cumberland Nurseries, as of record in Book 332, Page 36, Register's Office for said County.

BEING the same property conveyed to Margaret Ann Gabrielli by deed from Mace L. Lehman and wife, Beatrice T. Lehman, of record in Book 3806, Page 315, Register's Office for said County.

Power of Attorney on record in Book 10399, Page 123, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 103 Valeria Street, Nashville, TN 37210
(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 our hand s this 28th day of March 19 97

Margaret Ann Gabrielli by Karen C. Neal, Attorney-in-fact
Margaret Ann Gabrielli

Thomas Gabrielli by Karen C. Neal, Attorney-in-fact
Thomas Gabrielli

BOOK 10399 PG 125

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 Margaret Ann Gabrielli and husband, Thomas Gabrielli

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of March 19 97.

Commission expires January 20, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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

3794 04/01 0101 037-12 17.50

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, Karen C. Neal 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 on behalf of Margaret Ann Gabrielli and ** as their Attorney in Fact as the free act and deed of the within named Margaret Ann Gabrielli and husband ***.

**husband Thomas Gabrielli
*** Thomas Gabrielli

Witness my hand and official seal at Nashville, Tennessee, the 28th day of Marceh 1997.

My Commission Expires: 1/20/99 ~~3/28/97~~

Notary Public

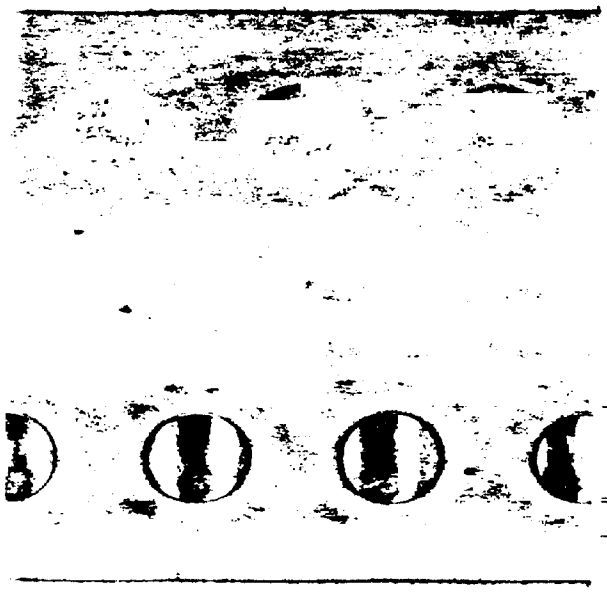
ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN.

02289289
IDENTIF. & REFERENCE

97 APR -1 PM 2:34

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

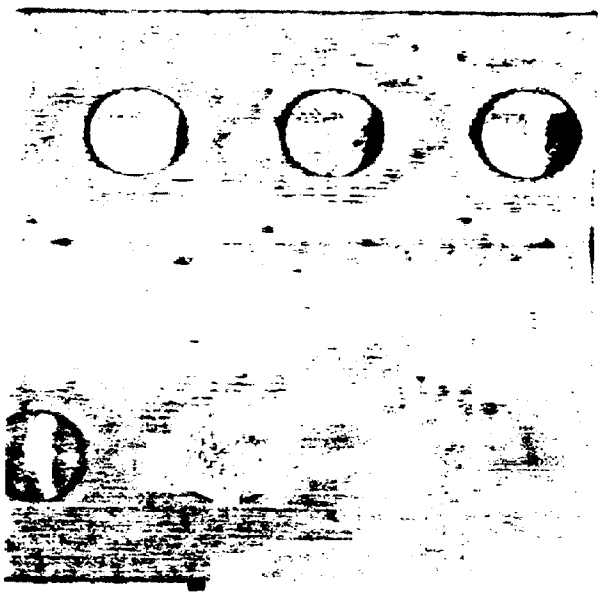
RECEIVED OF _____

FOR _____

BOOK 10399 PG 126

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



CONT	48750.00
CON TX	180.38
PRFEE	1.00
WDEED	8.00
TOTAL	189.38
CHECK	189.38

04/01/97 01 14:34 0001 3794

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02089289
IDENTIF. ↑ REFERENCE

97 APR -1 PM 2:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134065