BOX 0

BOOK 10439 PG 718

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April Spelta	Countrywide Home Loans	133-13-144.00
(NAME)	(NAME)	
551 Elaine Drive	155 North Lake Avenue	6DU-24415
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Pasadena, CA 91109	
(CITY) (STATE) (ZIP)	(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, Edgar W. Stitt and wife, Ann S. Stitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Apríl Spelta and husband, Anthony J. Spelta, Jr.

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, TN, BEING Lot No. 125 on the Plan of Abbay Hall, Section I, of record in Book 2331, page 18, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Edgar W. Stitt and wife, Ann S. Stitt, by deed from Marie B. Scruggs, unmarried, of record in Book 6969, Page 435, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 2331, page 18; restrictions of record in Book 2345, page 514, and Book 2393, page 627; Easement of record in Book 5375, page 380; all of record in the Register's Office for Davidson County, Tennessee.

0300716

IDENTIFICATION

97 MAY -2 PM 12:57

6423 05/02 0101 03CHECK 416.00

Improved
Unimproved X property known as 551 Elaine Drive, Nashville, TN 37211
(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 30th day of April 19 97

Edgar W. Stitt

Ann S. Stitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10439 PG 719

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edgar W. Stitt and wife, Ann S. Stitt

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 Brentwood, Tennessee, this 30th day of MARCH, 1997.

Commission expires 3-27-99

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

WARRANTY DEED

FROM

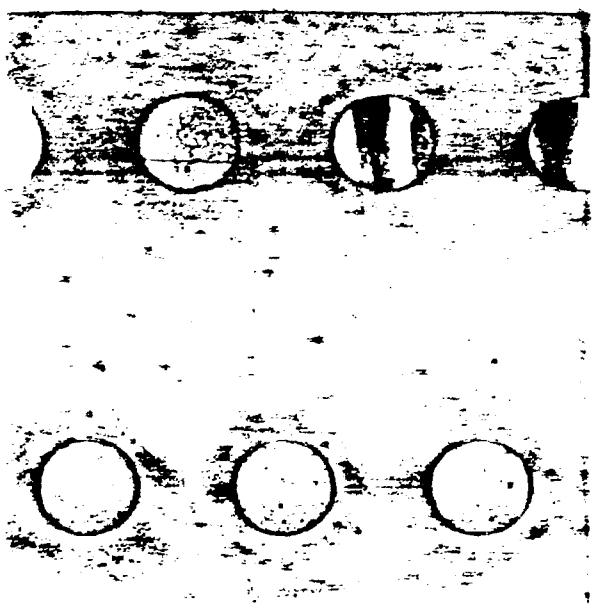
Edgar W. Stitt and wife, Ann S. Stitt

TO

April Spelta and husband, Anthony J. Spelta, Jr.

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

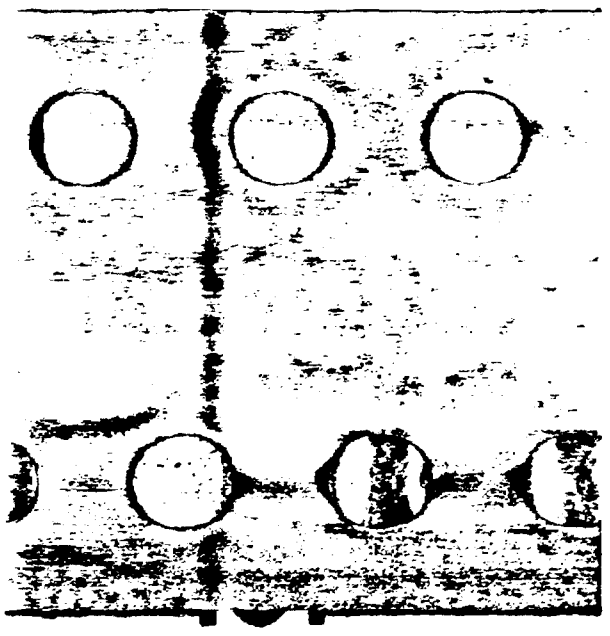
RECEIVED OF _____

FOR _____

BOOK 10439 PG 720

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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

05/02/97 01 13:07 0001 6427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03007716

IDENTIFICATION REFERENCE

97 MAY -2 PM 12:57

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1146501