BOOK 10454 PG 403

This Instrument Prepared by J. Schuhl
Two Devon Square, 744 W. Lancaster Avenue
Wayne, PA 19087-2594

AREL-00793

146-06-0
045.00

WARRANTY DEED

THIS INDENTURE, made this 26th day of March, A.D., 1997, between **JAMES S. D'AGOSTINO AND DIANE G. D'AGOSTINO, Husband and Wife**

Tennessee, First Parties, and

JOHN T. GAWALUCK AND WIFE, LORELEE A. GAWALUCK----------

---------- Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN AND NO/100---------- ($10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Legal description continued on Exhibit "A" attached hereto and made a part hereof:

BEING the same premises which Wiliam G. O'Fallon, ET UX, by Deed dated October 11, 1993 and recorded in Davidson County, Tennessee in Deed Book Volume 9155, Page 328&c., granted and conveyed unto James S. D'Agostino and Diane G. D'Agostino, Husband and Wife, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural**, as the case may demand.

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IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) James S. D'Agostino (L.S.)

_____(L.S.) Diane G. D'Agostino (L.S.)

STATE OF TENNESSEE }
COUNTY OF Davidson }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **JAMES S. D'AGOSTINO AND DIANE G. D'AGOSTINO, Husband and Wife,** the within named bargainor, 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 office, in Davidson County, this 26th day of March 19 97

Peggy T. Simpson
Notary Public

My commission expires 11-28-98

PEGGY T. SIMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

97 MAY 14 PM 2:53
FELIX E. MILLER
DAVIDSON COUNTY, TN.

030475
IDENTIFICATION/REFERENCE

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER JOHN T. AND LORELEE A. GAWALUCK
ADDRESS 835 TYNE VALLEY COURT
NASHVILLE, TN 37220

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
JOHN T. AND LORELEE GAWALUCK
ADDRESS 835 TYNE VALLEY COURT
NASHVILLE, TN 37220

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 915,000.00. Affiant _____.

Subscribed and sworn to before me this 12th day of MAY 19 97.

Notary Public _____

My commission expires: 05-28-2000

DENISE C. AKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Exhibit "A" BOOK 10454 PG 405

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Treemont, of record in Book 6250, page 895, Register's Office for Davidson County, Tennessee, more fully described as follows:

Beginning at a point in the easterly margin of Tyne Valley Boulevard being the most southwesterly corner of Lot 1 on the Plan of Treemont, of record as aforesaid; thence leaving said margin, South 89 degrees 21 minutes 29 seconds East, 255.52 feet to a point; thence South 05 degrees 25 minutes 43 seconds West, 361.85 feet to a point in the northerly margin of Tyne Valley Court; thence westwardly along the said northerly margin, being a curve having a radius of 989.43 feet and a tangent of 102.59 feet, 102.33 feet to a concrete monument; thence, continuing along said margin, South 89 degrees 30 minutes 10 seconds West, 100.00 feet to a concrete monument; thence, northwardly along a curve at the intersection of the Tyne Valley Court and the said Tyne Valley Boulevard, said cure having a radius of 25.00 feet and a tangent of 25.00 feet, 39,27 feet to a concrete monument; thence along the easterly margin of the said Tyne Valley Boulevard, North 02 degrees 29 minutes 50 seconds West, 36.50 feet to a concrete monument; thence continuing northwardly along said margin, being a curve having a radius of 4,924.63 feet and a tangent of 149.24 feet, 298.39 feet to the point of beginning, containing 2.00 acres, more or less.

BEING the same property conveyed to JAMES S. D'AGOSTINO, JR. and DIANE G. D'AGOSTINO, HUSBAND AND WIFE by deed from WILIAM G. O'FALLON ET UX, of record in Book 9155, page 328, Register's Office for DAVIDSON County, Tennessee.

1102 05/14 0101 03CHECK 3398.50

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable.

2. All matters set forth on the Pla of record in Book 6250, page 895, Register's Office for Davidson County, Tennessee, which plan shows a 75-foot minimum building setback line from the front of the lot; a 70-foot minimum building setback line from the rear lot line; a 30-foot minimum building setback line from the side lot lines; a 10-foot easement for public utility purposes along the easterly lot line; a 10-foot public utility and drainage easement along the westerly lot line; and a 10-foot easement for Nashville Electric Service along the southerly lot line.

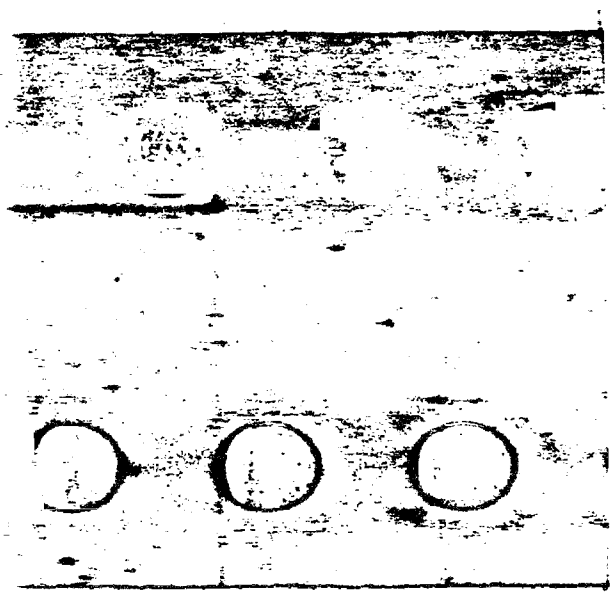
3. Terms, conditions, easement, rights and liens, as set forth in the Declaration of Covenants, Conditions and Restrictions for Treemont, of record in Deed Book 1056, page 274, and of record in Book 6833, page 594, Book 6833, page 601, and Book 8259, page 498, Register's Office for Davidson County, Tennessee.

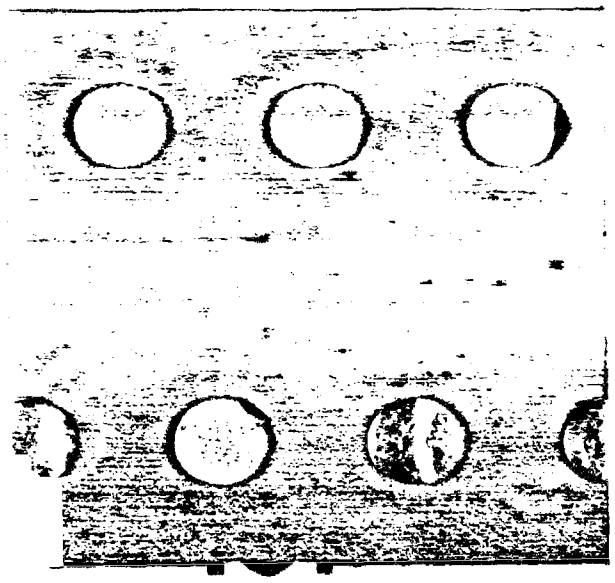
4. Charter and By-Laws of Treemont Homeowners Association, of record in Book 6833, page 617, said Register's Office.

5. Subject to rights of others in and to the common areas/elements.

6. Easement for right-of-way of record in Book 1001, page 529, said Register's Office.

7. A 5-foot easement, of record in Book 1066, page 274, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 10454 PG 406

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 915000.00	
			CON TX 3385.50	
			PRFEE .00	
			WDEED 12.00	
			TOTAL 3398.50	
			CHECK 3398.50	
05/14/97	01	14:58 0001	1100	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0304975
IDENTIF. & REFERENCE

97 MAY 14 PM 2:53
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1151127