File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10494 PG 906

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14696

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KEVIN T. DONNALLEY (NAME)	NEW OWNER (NAME)	141-15-D
804 Onslow Way (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	195
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	9D82381

FOR AND IN 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, PHILIP D. MARANO AND WIFE, EILEEN M. MARANO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN T. DONNALLEY AND WIFE, ERICA R. DONNALLEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 195 on the Plan of Phase III-D "Sheffield" on the Harpeth, as of record in Plat Book 7900, pages 710 and 712, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Philip D. Marano and wife, Eileen M. Marano by deed from Phillips Builders, Inc. of record in Book 9809, page 844, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7145, page 954, amended in Book 9313, page 806; (3) Easements of record in Book 5738, page 829, Book 4136, page 525, and Book 4279, page 731; (4) By-laws of record in Book 7145, page 964*; (5) Charter of record in Book 6939, page 983; (6) Agreement of record in Book 8276, page 238; and (7) All matters appearing on the Plan of record in Plat Book 7900, pages 710 and 712, said Register's Office.

*amended in Book 8146, page 463

97 JUN 17 AM 10:53
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0316729

unimproved ( )
This is improved (XX) property, known as 804 Onslow Way, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of June, 19 97

Philip D. Marano
PHILIP D. MARANO

Eileen M. Marano
EILEEN M. MARANO

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10494 PG 907

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP D. MARANO AND WIFE, EILEEN M. MARANO

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of June, 19 97.

My commission expires 9/18/99 Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 228,500.00

Philip D. Marano
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 19 97.

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

~~PHILIP D. MARANO AND WIFE,~~
EILEEN M. MARANO

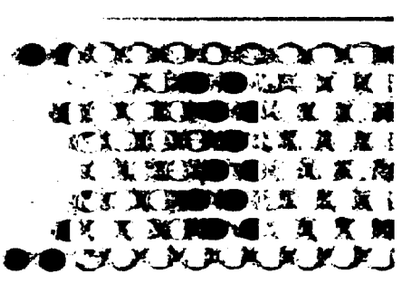
TO

~~KEVIN T. DONNALLEY AND WIFE,~~
ERICA R. DONNALLEY

3974 06/17 0104 03CHECK

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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



RECEIVED OF _____

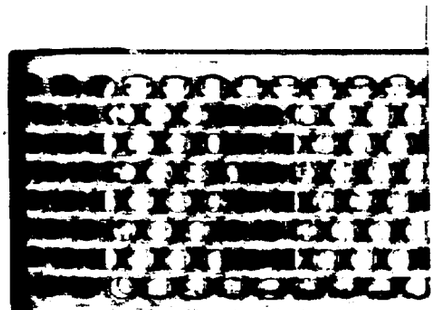
FOR _____

BOOK 10494 PG 908

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	
				228500.00
			CON TX	845.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	854.45
			CHECK	854.45
06/17/97	01		10:54 0001	3974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0316729
IDENTIF. ↑ REFERENCE

97 JUN 17 AM 10:53
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1163857