BOOK 10495 PG 618

97 JUN 17 PM 3:06

FEE [illegible] REGISTER
DAVIDSON COUNTY, TN.

03116918

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (PWJr/fs/38802)

PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Marcella D. Nanni c/o John Nanni 162 4th Avenue, N., Suite 300 Nashville, Tennessee 37219	SAME

TAX MAP-PARCEL NUMBERS: 92-11-48

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grace James,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marcella D. Nanni,** hereinafter called the **Grantee**, Grantee's heirs and assigns, **her life estate** in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly part of Lot No. 14, all of Lot No. 15 and the northerly part of Lot No. 16 on the Plan of the Satterwhite Subdivision of the Cooper Addition, as of record in Book 332, page 100, Register's Office for said County, described as follows:

Beginning on the westerly margin of 20th Avenue North at a point 295.3 feet north of the northerly margin of Clifton Avenue, said point being the northeast corner of the property conveyed to Lucile C. Satterwhite by deed from S. T. Satterwhite, of record in Book 394, Page 240, said Register's Office; thence with the westerly margin of 20th Avenue North northwardly 94 feet to the southeast corner of the property conveyed to T. C. King and wife, by deed from J. Fred Hathcock, of record in Book 877, Page 157, said Register's Office; thence with said King's southerly line westwardly 134 feet, more or less, to the easterly margin of an alley marked "Closed" on said Plan; thence with said alley southewardly 77.6 feet, more or less, to the northwest corner of said Satterwhite's property; thence with the northerly line of same, eastwardly 142.5 feet, more or less, to the beginning.

Being the same property conveyed to John J. Nanni and wife, Marcella D. Nanni, by deed from W. O. James and wife, Grace James, of record in Book 5821, page 790, said Register's Office. Said deed conveyed a fee simple remainder, reserving to the Grantors, or the survivor of them, a life estate in the described property. W. O. James has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 511 20th Avenue North, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on JUNE 16, 19 97.

Grace M James
Grace James

State of Tennessee
County of Davidson

On June 16, 1997, before me the undersigned authority, personally appeared Grace James, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Barbara B Williams
Notary Public

My Commission Expires: Nov. 25 2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 2135.00

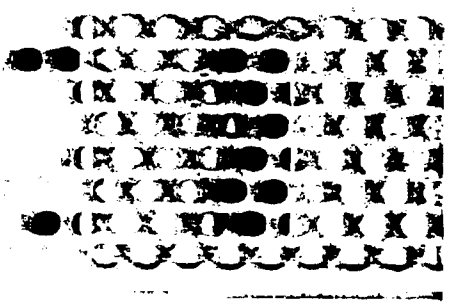
John R. Nunn attorney in fact
Affiant Martha D. Nunn

Sworn and subscribed before me on June 16, 1997

Barbara B Williams
Notary Public

My Commission Expires: Nov. 25, 2000

4184 06/17 0101 03CHECK 16.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10495 PG 620

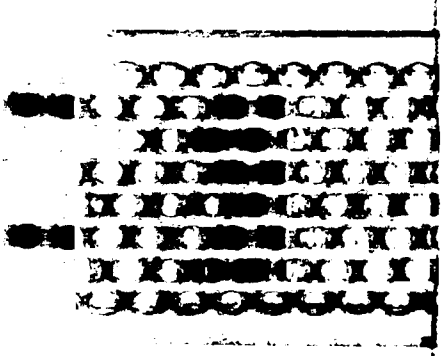
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	2135.00
CON TX	7.90
PRFEE	1.00
WDEED	8.00
TOTAL	16.90
CHECK	16.90

06/17/97 01 15:06 0001 4184

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03169918

IDENTIF. # REFERENCE

97 JUN 17 PM 3:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1164064