WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35693)

STATE OF TENNESSEE BOOK 11511 PG 708
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF June 19 97

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES AT THE PLEASURE OF THE STATE 1/28/98

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey C. Santini (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	103-8-228
4028 Aberdeen Road (ADDRESS)	201 4th Avenue North (ADDRESS)	26W-1105
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, Billy W. Easterly and wife, Elizabeth C. Easterly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey C. Santini and wife, Jere M. Santini

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 Lot No. 23 on the westerly part of Lot No. 22 of Block "H" on the Plan of Cherokee Park, Section No. 2, of record in Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee, and a part of Mockingbird Road as abandoned and closed and shown by Bill No. 63-501 of the Ordinances of the City of Nashville, enacted March 27, 1963, and described as follows:

Beginning at a point at the intersection of north margin of Aberdeen Road at the point of the closure of Mockingbird Road as referred to in Bill above; thence easterly along the margin of Aberdeen Road 100 feet to a point which is 25 feet east of the common corner of Lots Nos. 22 and 23; thence northerly 187 feet, more or less, to a point, which is 26.5 feet east of the corners of Lots Nos. 22 and 23; thence westerly along the north line of said lots, 105.23 feet to a point in the east closure line of Mockingbird Road, above referred to; thence with the line of the same, southerly 180 feet, more or less, to the beginning.

BEING the same property conveyed to Billy W. Easterly and wife, Elizabeth C. Easterly by deed from Mary Louise McKinney and Larry Whitson of record in Book 9718, Page 49, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

This is (unimproved ( ) improved (X) property, known as 4028 Aberdeen Road, Nashville, TN 37215
(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 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 26th day of June 19 97

Billy W. Easterly

Elizabeth C. Easterly

Elizabeth C. Easterly

BK/1195 11PG709

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 Billy W. Easterly and wife, Elizabeth C. Easterly

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 26th day of June, 1997.

My commission expires 7/25/98

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

032512

IDENTIF. & REFERENCE

97 JUL -1 AM 8:25

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9251 07/01 0101 03CHECK 823.00

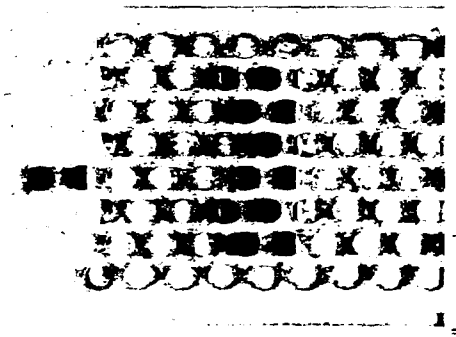


OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10511 PG 710

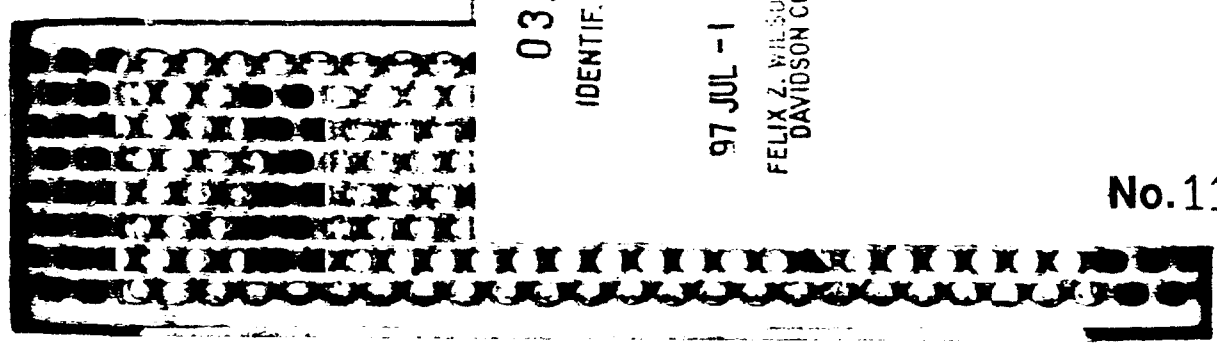
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 220000.00

CON TX	814.00
PRFEE	1.00
WDEED	8.00
TOTAL	823.00
CHECK	823.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/01/97 01 08:25 0001 9251



032151 2

IDENTIF. # REFERENCE

97 JUL -1 AM 8:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1168839