BOOK 10564 PG 573 FILE BOX 57

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Anthony I. Presogna and wife, Karen G. Presogna 5908 Woodlands Av Nashville TN 37211	Same	Part of: Map: 144 Parcel: 26

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard M. Small**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Anthony I. Presogna and wife, Karen G. Presogna** (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot No. 21 on the Final Plat of Bancroft of record in Plat Book 9700, pages 326 and 237.

Being a portion of the same property conveyed to Richard M. Small by deeds of record in Book 9588, pages 586, 592, and 598, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 1997, a lien, which have been prorated between the parties by separate agreement.

2. Declaration of Covenants, Conditions and Restrictions for Bancroft of record in Book 10319, page 1, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 10366, page 623, Register's Office for Davidson County, Tennessee, and Second Amendment of record in Book 10564, page 570, R.O.D.C.

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 the Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

R Howlett
~~Ronda~~ Z. Small as spouse of the Grantor joins in this conveyance for the purpose of quitclaiming to the Grantees whatever interest she may have in the subject property.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of August 8, 1997.

Richard M. Small

~~Ronda Z.~~ Small
R Howlett
R25
~~8/8/97~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Richard M. Small**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 8th day of August, 1997.

Dorothy L. Clemons
NOTARY PUBLIC

My Commission Expires: November 25, 2000

0336300
IDENTIF. ↑ REFERENCE

97 AUG 11 PM 12:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5485 08/11 0101 03CHECK 790.00

AUG- 8-97 FRI 9:35 TUNE ENTREKIN & WHITE FAX NO. 6152442778 P.03/04

BOOK 10564 PG 575

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ~~Ronda~~ Priscilla Z. Small, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 24th day of August, 1997.

Dorothy L. Clemons
NOTARY PUBLIC

My Commission Expires: November 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 210,000.00.

Antonia A. Presogna
Affiant

Subscribed and sworn to before me this 8th day of August, 1997.

KIM L. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

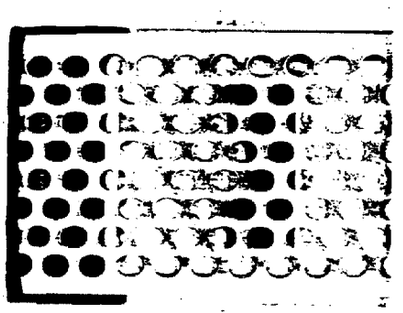
My commission expires:

My Commission Expires NOV. 25, 2000

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

small\presogna.gwd

AUG- 8-97 FRI 9:36 TUNE ENTREKIN & WHITE FAX NO. 6152442778 P. 04/04



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

RECEIVED OF _____

FOR _____ BOOK 10564 PG 576

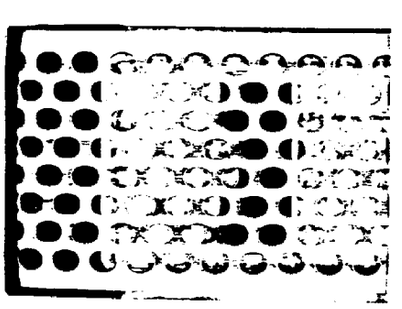
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	210000.00
CON TX	777.00
PRFEE	1.00
WDEED	12.00
TOTAL	790.00
CHECK	790.00

08/11/97 01 12:56 0001 5485

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0336300
IDENTIF. ↑ REFERENCE

97 AUG 11 PM 12:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1185064