2

THIS INSTRUMENT PREPARED BY:
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

BOOK 10580 PG 919

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Laurentio Branza et ux 2339 Revere Pl. B Nashville, TN. 37214	Same	Map and Par. 94-12-21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $95,000.00.

Laurentio Branza
Affiant

Sworn and subscribed before me, this 25th day of August, 1997.

Notary Public

Commission Expires:

11-25-2000

0739 08/25 0101 03CHECK 360-50

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, WALTER D. FULTON and wife, RUTH B. FULTON, referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto LAURENTIO BRANZA and wife, MARIANA BRANZA, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of CloverNook as of record in Book 2900, page 51 and 52, in the Register's Office for said County.

Said Lot No. 43 fronts 165.00 feet on the northerly side of Tulip Hill Drive and extends back 305.0 feet on the westerly line and 268.8 feet on the easterly line to a line in the rear on which it measures 113.4 feet.

Being the same property conveyed to Walter D. Fulton and wife, Ruth B. Fulton, by deed from Roy P. Angel and wife, Fannie P. Angel, of record in Book 7039, page 594, Register's Office for Davidson County, Tennessee.

This property is subject to (1) taxes for the year 1997, (2) restrictive covenants of record in Book 2994, page 126, Register's Office for Davidson County, Tennessee, (3) the plan of record in Book 2900, pages 51 and 52, Register's Office for Davidson County, Tennessee which shows an owner's certificate, a 100 foot minimum building setback line from Tulip Hill Drive, a 10 foot easement for public utility and drainage purposes along the rear line of said lot, a 2 ½ x 20 foot utility anchor easement located on the front line of said lot, and an overhang easement on the front line of said

lot, (4) rights of the current tenants under their lease agreements and (5) all applicable zoning laws or ordinances. R.B.F.

This is unimproved property known as 2534 255 Tulip Hill, Nashville, Tennessee. 37210.

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above set forth, and taxes for the year 1997 which the Grantee herein assumes and agrees to pay.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of August, 1997.

Walter D. Fulton
Walter D. Fulton

Ruth B. Fulton
Ruth B. Fulton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Walter D. Fulton and wife, Ruth B. Fulton, the bargainors, 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 purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of August, 1997.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

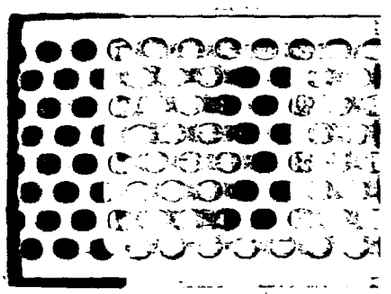
Commission Expires:

11-25-2000

03411155
IDENTIFICATION REFERENCE

97 AUG 25 PM 3:37
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

ag\fulton.wd



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

RECEIVED OF _____

FOR _____

BOOK 10580 PG 921

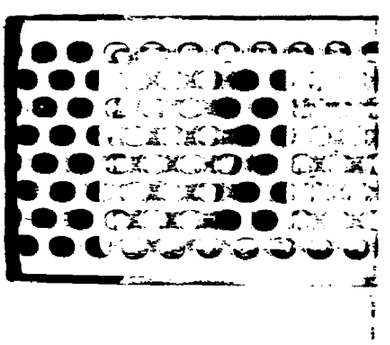
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
TOTAL	360.50
CHECK	360.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/25/97 01 15:40 0001 0739



0341155 IDENTIFICATION REFERENCE

97 AUG 25 PM 3:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190260