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

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

BOOK 10599 PG 905

#14760

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PEGGY LUSTIG KELLY (NAME)	NEW OWNERS (NAME)	MAP 143-2-A
629 Harpeth Trace Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 74
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 9DZ73001

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 J. MARZULLO AND WIFE, SHERYL M. MARZULLO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEGGY LUSTIG KELLY, MARRIED AND JAMES H. KELLY, MARRIED, AS TENANTS IN COMMON

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. 74 on the Plan of Resubdivision of Lots 73, 74 and 75, Phase Three, Harpeth Trace Estates, as of record in Plat Book 6250, page 941, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Philip J. Marzullo and Sheryl M. Marzullo, husband and wife by deed from Oyvind Berg, unmarried of record in Book 9536, page 373, 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 5120, page 208, Book 5120, page 918, corrected in Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357, Book 6274, page 148; (3) Easements of record in Book 4889, page 192, Book 5099, page 783, Book 5142, pages 690 and 694, Book 5360, page 320, Book 5364, page 882, Book 6407, page 892, Book 7629, page 243; (4) Charter of record in Book 5120, page 199, amended in Book 6556, page 694; (5) Agreement of record in Book 5102, page 956; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 941, said Register's Office.

0346114

IDENTIF. ↑ REFERENCE

97 SEP -8 AM 10:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6000 09/08 0101 03CHECK 1322.50

This is unimproved ( ) improved (XX) property, known as 629 Harpeth Trace Drive, 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 3rd day of September, 19 97

Philip J. Marzullo
PHILIP J. MARZULLO

Sheryl M. Marzullo
SHERYL M. MARZULLO

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10599 PG 906

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP J. MARZULLO AND WIFE, SHERYL M. MARZULLO

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 3rd day of September, 19 97.

My commission expires 9/23/2000 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 $ 355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September 19 97.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM PHILIP J. MARZULLO AND WIFE, SHERYL M. MARZULLO

TO PEGGY LUSTIG KELLY AND HUSBAND, JAMES H. KELLY

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 10599 PG 907

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
			CAHT	
				355000.00
			CON TX	1313.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1322.50
			CHECK	1322.50
09/08/97	01	10:53 0001	6000	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0346114
IDENTIF. # REFERENCE

97 SEP -8 AM 10:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1195465