28

BOOK 10698 PG 207

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Lisa C. Ferris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF November, 1997

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALPHONSE D. CANNAVACIOLO (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	103-4-78
15 SHAW DRIVE (ADDRESS)	1100 CORPORATE CENTER DRIVE (ADDRESS)	25W-02295
NORTH HAVEN, CT 06473 (CITY) (STATE) (ZIP)	RALEIGH, NC 27607-5066 (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, THELMA LITTLE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALPHONSE D. CANNAVACIOLO AND ALBINA S. CANNAVACIOLO* AND LISA C. FERRIS**

*** HUSBAND AND WIFE ** AN UNMARRIED WOMAN**

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. 106, of Block No. 6, on the Plan of CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, of record in Book 57, page 103, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to JOHN R. LITTLE AND WIFE, THELMA LITTLE, by deed from James Albert Singleton and wife, Dorothy Trevor Singleton, of record in Book 7628, page 765, Register's Office for DAVIDSON County, Tennessee. The said JOHN R. LITTLE has since died and is survived by wife, THELMA LITTLE.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of THELMA LITTLE, by ENOCH RAY AUSTIN, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 4205 IDAHO AVENUE, NASHVILLE, TN 37209
(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 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 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 my hand this 21st day of November, 19 97

THELMA LITTLE
By: Thelma Little by Enoch R. Austin POA
ENOCH RAY AUSTIN, ATTORNEY-IN-FACT

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 ENOCH RAY AUSTIN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of THELMA LITTLE, as her Attorney-in-Fact, as the free act and deed of the within named THELMA LITTLE.

WITNESS my hand and official seal at Nashville, Tennessee, this 21ST day of NOVEMBER, 1997.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

0373929

IDENTIFICATION REFERENCE

97 NOV 26 AM 10:34

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

4397 11/26 0101 03CHECK 416.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

PROP 10698 PG 209

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
110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00
11/26/97 01 10:36 0001 4397

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03739 29
IDENTIFICATION

97 NOV 26 AM 10:34

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1225242