0401186

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
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RECEIVED / WILSON W. REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 39580
Dav. Co. File: Box 8

BOOK 10796 PG 393

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas A. Tesauro Audrey Kang 588 Harpeth Trace Drive Nashville, TN 37221	Nashville Bank of Commerce 218 20th Avenue North Nashville, Tn 37203

TAX MAP-PARCEL NUMBERS: 143-02-A-012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 349,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steve Dansky and spouse, Ellen Davis Dansky,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas A. Tesauro and spouse, Audrey Kang,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Harpeth Trace Estates, Phase Three of record in Plat Book 5200, Pages 751, 752, and 753, Register's Office for said County.

SAID Lot No. 12 fronts 60.43 feet on the southerly margin of Harpeth Trace Drive (private) and extends back 123.48 feet on the westerly line and 130.09 feet on the easterly line to a dead line in the rear, measuring 48.92 feet thereon.

BEING the same property conveyed to Steve Dansky and wife, Ellen Davis Dansky by deed from Richard D. Bernstein and wife, Linda B. Bernstein of record in Book 7520, Page 343, Register's office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5120, Page 208, Book 5380, Page 357, Book 6274, Page 148, Book 5178, Page 138, Book 5120, Page 918, as corrected in Book 5182, Page 767, Book 5182, Page 769, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Steve Dansky by Ellen Davis Dansky as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 588 Harpeth Trace Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of February, 1998.

Steve Dansky
Steve Dansky, By: Ellen Davis Dansky, Atty-In-Fact

Ellen Davis-Dansky
Ellen Davis Dansky

State of Tennessee
County of Davidson

On this 13th day of February, 1998, before me the undersigned authority, personally appeared **Ellen Davis Dansky**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 349000.00

Thomas A. Tesauro
Affiant

Sworn and subscribed before me on the 13th day of February, 1998

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

BOOK 10796 PG 395

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ellen Davis Dansky**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Steve Dansky**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of February, 1998.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Steve Dansky and Ellen Davis Dansky

TO: Thomas A. Tesauro and Audrey Kang

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Ellen Davis-Dansky
Ellen Davis Dansky, Affiant

Sworn to and subscribed before me this
13th day of February, 1998.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

3944 02/17 0101 03CHECK 1304

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

RECEIVED OF _____

FOR _____

BOOK 10796 PG 396

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
	349000.00
CON TX	1291.30
PRFEE	1.00
WDEED	12.00
TOTAL	1304.30
CHECK	1304.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3944

98 FEB 17 PM 1:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. ↓ REFERENCE
0401186

No. 1254454