BK/10959/904

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36734)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 63,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF May 98
NOTARY PUBLIC
MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Erika G. Snyder	First Republic Mortgage	83-5-105
(NAME)	(NAME)	
1015 W. Eastland Avenue	3212 West End Ave., Suite 500	19w 19265
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(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, Martin Rainone, married ~~and wife, Victoria J. Rainone~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erika G. Snyder, unmarried

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:

Being Lot No. 25 on the Plan of Eastwood Avenue, Block E, as of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Martin Rainone, married by deed from Aaron Chamberlain and wife, Yvonne Chamberlain of record in Book 10564, Page 479, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

~~Victoria J. Rainone joins in this Warranty Deed only for the purpose of conveying such marital rights as she may have in and to said property.~~

This is investment property only, and has never been residence of Grantor.

unimproved ( )
This is improved (X) property, known as 1015 W. Eastland Avenue, Nashville, TN 37206
(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 22nd day of May 98

Martin Rainone

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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 ~~Martin Rainone~~ Martin Rainone

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that s he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May

Commission expires

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

State of Tennessee
County of DAVIDSON

On this the 22ND day of MAY, 1998, before me personally appeared VICTORIA J. RAINONE to me known to be the person who executed the foregoing instrument in behalf of MARTIN RAINONE as HIS Attorney in Fact, and acknowledged that SHE executed the same as the free act and deed of the said MARTIN RAINONE.

Witness my hand and official seal at NASHVILLE TENNESSEE, this the 22ND day of MAY, 1998

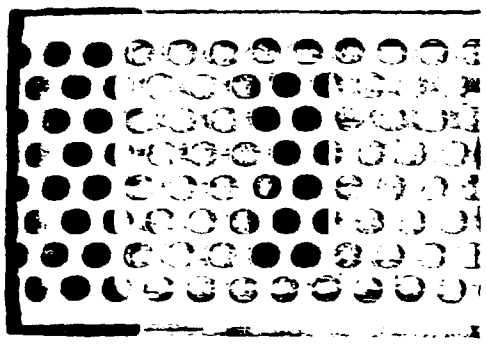
My Commission Expires:

Notary Public

0115516

93 JUN -3 PM 1:09

0101 03CHECK 242.1



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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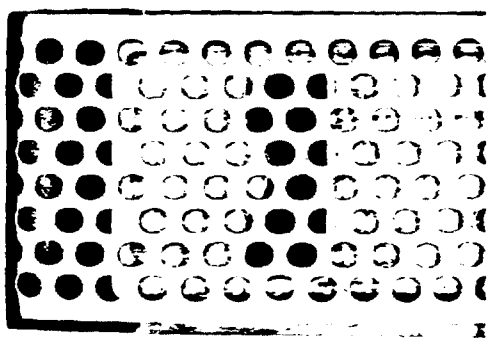
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 63000.00
CON TX 233.10
PRFEE 1.00
MDEED 8.00
TOTAL 242.10
CHECK 242.10

06/03/98 01 13:11 0001 5418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0445546
IDENTIFICATION REFERENCE
98 JUN -3 PM 1:09

No. 1101642