BOOK 11017 PAGE 447

FILE BOX 19B 98-7-6-Q Box 19B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN G. TeSELLE	SUNTRUST BANK, NASHVILLE, N.A.	MAP 104-10
(NAME)	(NAME)	
405 Fairfax Avenue	P.O. Box 305110 / 7th Floor	PARCEL 135
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37230-5110	F.B.# 26W-07290
(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, DANIEL F. NEUZIL AND WIFE, KATHY M. NEUZIL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN G. TeSELLE and wife, MARIA M. TeSELLE

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. 115 on the Plan of R.W. Grizzard's Subdivision of a part of the Bosley Tract, and located on Fairfax Avenue in the City of Nashville, Davidson County, Tennessee. The Plan of said subdivision is not of record according to a survey made thereof by Clyde Anderson, Surveyor, dated November 6, 1975, said Lot No. 115 is described as follows:

BEGINNING at an iron pin in the southerly margin of Fairfax Avenue, the Northeast corner of Lot No. 114 in said Subdivision, and running thence southerly with the line between Lot Nos. 114 and 115 South 14 deg. 25' 26" W 200 feet, more or less, to the common corner of ~~Lot Nos~~. 114 and 115, 117 and 119 in said subdivision; thence easterly with the line between Lot Nos. 115 and 119, North 88 deg. 18' East 90.0 feet to an iron pin the westerly margin of 33rd Avenue South 185.25 feet to an iron pin in the southerly margin of Fairfax Avenue, and thence westerly with the southerly margin of Fairfax Avenue, North 83 deg. 33' 38" West 60 feet to the point of beginning.

BEING the same property conveyed to Daniel F. Neuzil and wife, Kathy M. Neuzil, by Deed from Robert F. Kincaid and wife, Juliet A. Kincaid, of record in Book 9750, Page 162, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 405 Fairfax Avenue, Nashville, TN 37212
(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 our hand s this 10th day of July 1998

Daniel F. Neuzil
by Kathy M. Neuzil

DANIEL F. NEUZIL

Kathy M. Neuzil

KATHY M. NEUZIL

DCTN01WC

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 KATHY M. NEUZIL, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10th day of July, 1998.

My Commission Expires: 7/24/99

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of October, 1996, before me personally appeared KATHLEEN M. NEUZIL, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of DANIEL F. NEUZIL, and acknowledged that she executed the same as the free act and deed of the said DANIEL F. NEUZIL.

My Commission Expires: 7/24/99

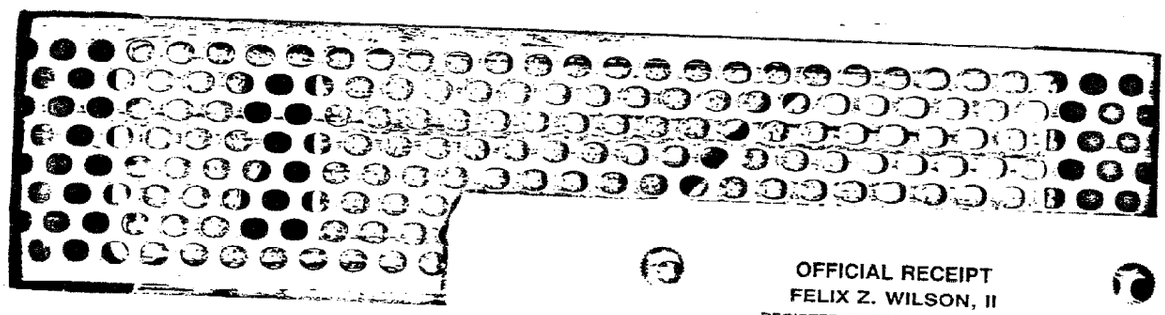
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

0461484
IDENTIF. & REFERENCE
98 JUL 13 PM 1:09
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.
2533 07/13 0101 03CHECK 1158.00



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

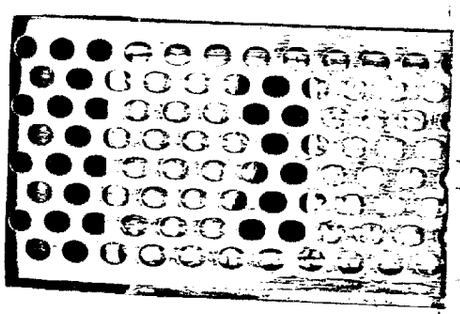
RECEIVED OF _____

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 310000.00
CON TX 1147.00
PRFEE 1.00
MTGFEE 8.00
CPBANK 2.00
TOTAL 1158.00
CHECK 1158.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/13/98 01 13:09 0001 2533

0461484
IDENTIF. # REFERENCE

98 JUL 13 PM 1:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1318242