BOOK 11081 PAGE 132

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 19 98

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 3/16/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alessandro Andrea Zanetti	New Owner	116-3-62
(NAME)	(NAME)	
128 Kenner Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee		
(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, Estate of Mabel Pegram Bulla, Incompetent (Mabel Pegram Bulla and Mabel Bulla being one and the same person)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alessandro Andrea Zanetti

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 the 7th Civil District of Davidson County, Tennessee, being the northerly half of Lot No. 11 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract as of record in Book 421, page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mabel P. Bulla by deed from David P. Randlett and wife, Mildred H. Randlett of record in Book 4334, page 273, Register's Office for Davidson County, Tennessee. Pursuant to Order filed of record in the Probate Court for Davidson County, Tennessee by Docket No. 95P-1104 Gladys Bulla Cothran has been named Conservator for the Estate of Mabel Pegram Bulla. Mabel P. Bulla and Mabel Pegram Bulla being one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 128 Kenner Avenue, Nashville, Tennessee
(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 20th day of August 19 98

Estate of Mabel Pegram Bulla, Incompetent
By: Gladys Bulla Cothran
Gladys Bulla Cothran, Conservator
Conservator

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

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 Williamson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gladys Bulla Cothran, to me known (or proved to be the Conservator of the Estate of Mabel Pegram Bulla, Incompetent, the within named bargainor, and that she as such Conservator being authorized so to do, executes the foregoing instrument for the purposes therein contained by signing the name of the Estate of Mabel Pegram Bulla, Incompetent, as such Conservator.

Witness my hand and official seal at office this 20th day of August, 1998.

My commission expires: 3/6/99

BRENDA R. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Brenda R Lehman
Notary Public

0479461
IDENTIF. ↑ REFERENCE
98 AUG 25 PM 3:08
REGISTER
DAVIDSON COUNTY, TN.
1804 08/25 0101 03CHECK 584.50

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

RECEIVED OF _____

FOR _____

BOOK 11081 PAGE 134

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	
				155000.00
			CON TX	573.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	584.50
			CHECK	584.50
		08/25/98	01	15:08 0001 1804

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0479461
IDENTIF. # REFERENCE

98 AUG 25 PM 3:08

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1337289