This instrument was prepared by:
Nancy K. Corley, Attorney at Law
20th Floor First American Center
315 Deaderick St.
P.O. Box 198525
Nashville, TN 37219-8525

RECORD AND RETURN TO:
SATURN & MAZER
FILE BOX "7"
(37137)

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for the transfer, is $82,100.00

Subscribed and sworn to before me, this the 24th day of September, 1998.

Affiant

Notary My Commission Expires: 01/27/01

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Paul A. Picelli 1401 Paris Avenue Nashville, TN	**GMAC MORTGAGE CORPORATION** **100 Witmer Road** **Horsham, PA 19044-0963**	24W 13250

FOR AND IN CONSIDERATION of the sum of $82,100.00 Dollars cash in hand and other good and valuable consideration, the receipt of which is hereby acknowledged, we Myra E. Beverly sole femme and Larita Fay Simmond now Russell have this day bargained and sold, and do hereby transfer and convey unto the said Paul A. Picelli, his successors, heirs and assigns, certain real estate in Davidson County, as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said Lot No. 71 fronts 62.5 feet on the southerly side of Paris Avenue and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to Lucille E. Sherrill, by deed from John E. Wills, of record in Book 4192, page 439, Register's Office for Davidson County, Tennessee, the said Lucille E. Sherrill having since died, devising the property to Myra E. Beverly and Larita Fay Simmond by Will of Lucille E. Sherrill, unmarried, of record in Will Book 296, page 744, Register's Office of Davidson County, Tennessee. Said Will being Recorded in the Register's Office for Davidson County, Tennessee in Book 8197, page 144.

8683 10/02 0101 03CHECK 314.77

unimproved ( )
This is improved (x) property, known as 1401 Paris Avenue, Nashville, Davidson County, Tennessee. Neither grantor has ever lived in said property, the same having been used as investment or rental property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Paul A. Picelli, and his successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to the said grantee Paul A. Picelli.

Witness our hands this 24th day of September, 1998.

Myra E. Beverly

Larita Fay Simmond now Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jerrie L. England, a Notary Public in and for said County and State, Myra E. Beverly and Larita Fay Simmond now Russell, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 1998.

Jerrie L. England
Notary Public

My Commission Expires 4-29-2000

0495304
IDENTIF. & REFERENCE

98 OCT -2 PM 12:49
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 11139 PAGE 75

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

MAMT 82100.00
ERR CO
MAMT 82100.00-
CAMT 82100.00
CON TX 303.77
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 314.77
CHECK 314.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/02/98 01 12:51 0001 8683

0495304
IDENTIF. # REFERENCE

98 OCT -2 PM 12:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1353966