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BOOK 11226 PAGE 944

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **November, 1998** between M. WINSTON GRIZZARD, JR., UNMARRIED, GRANTOR, and LINUS DANIEL CATIGNANI, UNMARRIED, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, M. WINSTON GRIZZARD, JR., UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto LINUS DANIEL CATIGNANI, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3019 BRIGHTWOOD AVENUE, NASHVILLE, TN 37212.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: _____
M. WINSTON GRIZZARD, JR. Signature of Seller

3347 12/01 0101 03CHECK 411.25

0518480

98 DEC -1 PM 1:27

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

BOOK 11226 PAGE 945

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, M. WINSTON GRIZZARD, JR., UNMARRIED, the within named 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, at office, this **30th** day of November, 1998.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

LINUS DANIEL CATIGNANI, UNMARRIED
3019 BRIGHTWOOD AVENUE
NASHVILLE, TN 37212

Property Address:

3019 BRIGHTWOOD AVENUE
NASHVILLE, TN 37212

Person Responsible for Taxes:

FIRST UNION MORTGAGE CORPORATION
1100 Corporate Center Drive, NC-4777
Raleigh, N.C. - 27607-5066

Map & Parcel #: MAP 117-08-0, PARCEL 021.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$112,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Linus Daniel Catignani
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **November, 1998.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

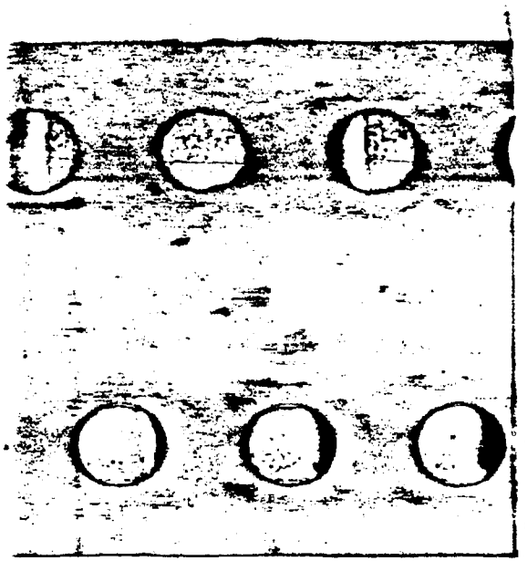
BEING the south 25 feet of Lot No. 9 and north 25 feet of Lot 10 on the Map of Belmont Terrace Re-Subdivision Annex No. 1 as of record in Book 421, page 182, Register's Office for said County.

BEING the same property conveyed to M. WINSTON GRIZZARD, JR., UNMARRIED, by Warranty Deed from ULYSSES AND BRENDA BURRELL, of record in Book 8885, page 80, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 117-08-0, PARCEL 021.00, 1997 REAL PROPERTY TAXES ARE PAID IN FULL).

2. All matters as set forth on the Plan of record in Plat Book 421, page 141, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.



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

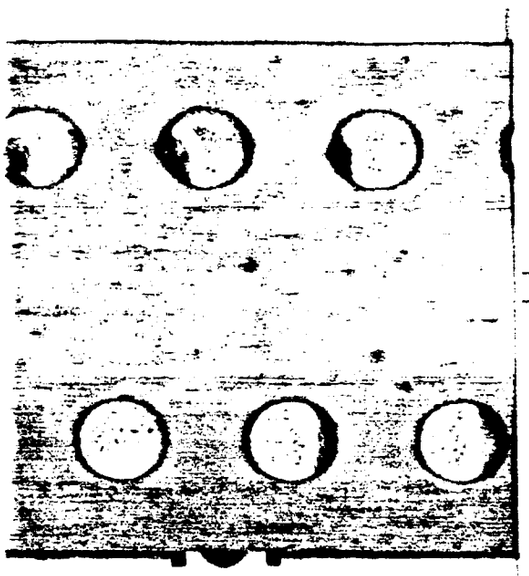
BOOK 11226 PAGE 947

RECEIVED OF _____

FOR _____

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
TO TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



	CAMT
	112500.00
CON TX	416.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	431.25
CHECK	431.25

12/01/98 01 13:27 0001 3347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0518480
IDENTIF. & REFERENCE

98 DEC -1 PM 1:27

REGISTER
DAVIDSON COUNTY, TN.

No. 1378378