Record & Return to : Box 35 @

BOOK 11393 PG. 191

WARRANTY DEED

File No: 00290743

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert A. Bargnesi	NationsBanc Mtg Corp	Map 83-12
[NAME]	[NAME]	
815 Mitchell Road	P.O. Box 1675	
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37206	Coraopolis, PA 15108	Parcel 150
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Theda Rose Dranes

have this day bargained and sold, and do hereby transfer and convey unto the said Robert A. Bargnesi, married

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

99 MAR 22 AM 9:55

05638823

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 86,500.00

Subscribed and sworn to before me, this the 19TH day of MARCH, 19 99

Affiant

My Commission Expires:

[Affix Seal]

Notary Public Eric J. York

unimproved ( )
This is improved (X) property known as 815 Mitchell Road, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 19TH day of MARCH, 19 99, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Theda Rose Dranes

Theda Rose Dranes

1481 03/22 0101 03CHECK 335.05

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Eric J. York, a Notary Public in and for said County and State Theda Rose Dranes

the within named bargainor(s), 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 Williamson COUNTY, Tennessee, this 19TH day of MARCH, 19 99.

Notary Public
Eric J. York

Commission expires _____

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 190, on the Map of Rosewood Heights, Section V, of record in Book 2331, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 190 fronts 90 feet on the easterly side of Mitchell Road and runs back 286.5 feet on the northerly line and 248.6 feet on the southerly line to a dead line measuring 79 feet thereon.

Being the same property conveyed to William Dranes and wife, Theda Rose Dranes, by deed from Robert L. Ashburn and wife, Opal L. Ashburn, of record in Book 3843, page 204, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0563823

IDENTIF. & REFERENCE

99MAR22 AM 9:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	86500.00
CON TX	320.05
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	335.05
CHECK	335.05

03/22/99 01 09:54 0001 1481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440582