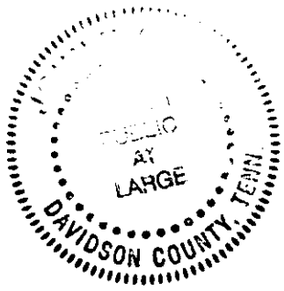
BOX #14A
G#12725-2

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~300,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 1999

Notary Public

MY COMMISSION EXPIRES: MAY 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
SAM TRITICO	FIRST TRUST MORTGAGE COMPANY	MAP 104-16-0
(NAME)	(NAME)	
1806 Ashwood Avenue	6525 Quail Hollow, Suite 300	PARCEL 076.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Memphis, TN 38120	FB #24W-08795
(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, DINO GUIDO CATTANEO AND SUSAN KEAN CATTANEO, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAM TRITICO, AN UNMARRIED PERSON

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 the easterly 5 feet of Lot No. 138 and the westerly 55 feet of Lot No. 139 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 117, Register's Office for said County, described as follows:

SAID part of said lots adjoin and front together 60 feet on the northerly side of Ashwood Avenue and extends back between parallel lines, 175 feet to an alley.

BEING the same property conveyed to Dino Guido Cattaneo and Susan Kean Cattaneo, husband and wife, by Deed from Bob Maynard Hester and Cynthia DeKempa Hester, of record in Book 11060, Page 983, Register's Office of Davidson County, Tennessee.

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.

unimproved ( )
This is improved (X) property, known as 1806 Ashwood 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 30th day of March 19 99

DINO GUIDO CATTANEO

SUSAN KEAN CATTANEO

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 DINO GUIDO CATTANEO AND SUSAN KEAN CATTANEO, HUSBAND AND WIFE

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 30th day of March 19 99.

Commission expires July 24, 1999

Katherine Goodson
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

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0572378

IDENTIFICATION REFERENCE

99 APR -9 AM 11:08

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.

0528 04/09/99 0101 03CHECK 1121.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11425 PG. 654

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

05723378

99 APR -9 AM 11:08

CAMT
300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1121.00
CHECK 1121.00

04/09/99 01 11:10 0001 0528

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1449523