BOOK 11538 PAGE 148

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP37976) FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 1999.

_____
Notary Public

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert DeLuca 3880 Priest Lake Drive #65 Nashville, TN 37217	SAME	136-3-B-20 2DX-7232

FOR AND IN 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,

AKI DEAN AND DEBORA ANDERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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

ROBERT DELUCA AND WIFE, SHIRLEY GAIL DELUCA

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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 65, Building No. 27, and the garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in book 4675, page 131, and in Book 4675, Page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Aki Dean and Debora Anderson by deed from Richard Fitzgerald and wife, J. Marie Fitzgerald of record in Book 7385, Page 401, Register's Office for Davidson County, Tennessee.

99 JUN 22 PM 1:47
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

06 02704

Unimproved ( )
This is improved (X) property known as 3880 PRIEST LAKE DRIVE, #65, NASHVILLE, TN 37217
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 this 18th day of June, 1999

X Aki Dean By Debora Anderson ATTY
AKI DEAN BY DEBORA ANDERSON, ATTY IN FACT

X Debora Anderson
DEBORA ANDERSON

6/22/99 01 03CHECK 317.74

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 Debora Anderson

the bargainors 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 18th day of June, 1999.

Commission Expires: 5/26/02

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 DAVIDSON

On this the 18TH day of JUNE, 1999, before me personally appeared Debora Anderson to me known to be the person who executed the foregoing instrument in behalf of Aki Dean as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Aki Dean.

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of June, 1999.

My commission expires:_____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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0602704

JERRY A REFERENCE

99 JUN 22 PM 1:47

REGISTER
DAVIDSON CO. TN.

CAMT	82900.00
CON TX	306.74
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	317.74
CHECK	317.74

06/22/99 01 13:52 0001 2844

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481390