RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38116) 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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 1999.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 9-22-2002

BOOK 11603 PAGE 56

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John S. Carini 1019 Virginia Avenue Nashville, TN 37216	Molton, Allen & Williams, Inc. 10555 Main Street, Ste. 200 Fairfax, VA 22030	61-11-132 15DZ 4390

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,

MARY R. BERGER, UNMARRIED

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

JOHN S. CARINI AND WIFE, ELIZABETH M. CARINI

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:

Being the easterly part of Lot No. 39 in the subdivision of Geo. Burrus Subdivision of Lot 81, on the map of the Maplewood Home Tract, as of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 39 fronts 75 feet on the northerly side of Virginia Street, and runs back between parallel lines, 235 feet to a dead line in the rear, and show 79 feet, more or less, on said dead line.

Being the same property conveyed to John W. Berger and wife, Mary R. Berger by Warranty Deed from Robert Edward Hyde, Sr., Louise Hyde Hargis, Bonnie B. Turnage, William N. Benzenhafer, Jr., and Chris Benzenhafer III, of record in Book 8944, Pgae 100, said Register's Office. The said John W. Berger having since died.

Unimproved ( )
This is improved (X) property known as 1019 VIRGINIA AVENUE, NASHVILLE, TN 37216
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 27th day of July, 1999

Mary R. Berger, by Lisa Husky, Attorney in fact.
MARY R. BERGER BY LISA HUSKY, ATTORNEY IN FACT

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

_____

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 day of July, 1999.

Commission Expires:_____ _____
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27th day of July, 1999, before me personally appeared Lisa Husky, to me known to be the person who executed the foregoing instrument in behalf of Mary R. Berger, unmarried as her Attorney in Fact, and acknowledged the she executed the same as the free act and deed of the said Mary R. Berger.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of July, 1999.

My commission expires: 9/28/2002

NOTARY PUBLIC AT LARGE

_____
Notary Public

06119783

IDENTIF. & REFERENCE

99 AUG -3 PM 1:54

ALL STATE TITLE REGISTER
DAVIDSON COUNTY, TN.

1764 08/02 0101 03CHECK 316.25

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11603 PAGE 58

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

0619783

IDENTIF. ↑ REFERENCE

99 AUG -3 PM 1:54

BILL GARRETT
DAVIDSON COUNTY, TN.

CAMT	82500.00
CON TX	305.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	316.25
CHECK	316.25

08/03/99 01 14:00 0001 1264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499482