SJ B JW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 19 99 Notary Public MY COMMISSION EXPIRES: 7-14-03 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca M. Sayre	SunTrust Bank, Nashville, N.A.	104-1-193
(NAME)	(NAME)	
145 39th Avenue North	P.O. Box 305110	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, TN 37230-5110	
(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, The Estate of Joe Guiseppi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca M. Sayre, 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 Lot No. 49 on the Map of Part of West Grove Subdivision, as of record in Book 421, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Joe Guiseppi, single, by deed from Leo T. Ladd and wife, Etwell S. Ladd, of record in Book 3563, page 361, Register's Office for Davidson County, Tennessee. Joe Guiseppi having since died.

BOOK 11632 PAGE 420

99 AUG 24 PM 2:06

RECEIVED FOR REFERENCE
DAVIDSON COUNTY, TN.
REGISTER

06279711

unimproved ( )
This is improved (X) property, known as 145 39th Avenue North, Nashville, Tennessee 37209
(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 20th day of August, 19 99

The Estate of Joe Guiseppi
By: Jimmy R. Allegrezza
Jimmy R. Allegrezza, Co-Executor

Attest: John L. Allegrezza
John L. Allegrezza, Co-Executor

SIGN EXACTLY AS YOUR NAME(S) READS

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Jimmy R. Allegrezza a Notary Public within and for the State and County aforesaid, personally appeared Jimmy R. Allegrezza and John L. Allegrezza with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Co-Executor and Co-Executor respectively of the The Estate of Joe Guiseppi the within named bargainor, ~~and corporation~~, and that they as such Co-Executor and Co-Executor being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~, by the said Jimmy R. Allegrezza as such Co-Executor, and attesting the same by the said John L. Allegrezza as such Co-Executor. Hinds County, MS.

Witness my hand and official seal at office at ~~Nashville, Tennessee~~ on this the 20th day of August 19 99 .

My commission expires Notary Public State of Mississippi At Large My Commission Expires: March 28, 2003 Bonded Thru Holden, Brooks & Garland, Inc.

LaTanya J. Brown
Notary Public

Notarize
(Seal)

LATANYA T. BROWN NOTARY PUBLIC HINDS COUNTY, MS

BOOK 11632 PAGE 421

0007 08/24 0101 03CHECK 358.80

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11632 PAGE 422

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

CAMT	94000.00
CON TX	347.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	358.80
CHECK	358.80

08/24/99 01 14:06 0001 0007

0627971

IDENTIFICATION REFERENCE

99 AUG 24 PM 2:06

REGISTER'S FEE
DAVIDSON CO. TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1506002