THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

SEND RECORDED DOCUMENTS TO:
TITLE CONNECTION, INC.
4733 ANDREW JACKSON PKWY 2-C
HERMITAGE, TN 37076
(615) 661-0797

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 88,000.00

Affiant

Subscribed and sworn to before me, this 29th day of October, 1999

NOTARY PUBLIC AT LARGE — ALLYSON M. SNEED — DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires:

My Commission Expires NOV. 27, 1999

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RICHARD L. CLINE 268 38th Avenue, North Nashville, Tennessee 37209	ABN AMRO MORTGAGE GROUP, INC. P.O. Box 57068 Irvine, California 92619-7068	MAP 104-1 PARCEL 32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY EIGHT THOUSAND AND NO/100---------- ($ 88,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, JOSEPH J. VARAGONA AND WIFE, CELESTE S. VARAGONA hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RICHARD L. CLINE, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 71 on the plan of Valley View Subdivision, Section Two, of record in Book 2330, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 71 fronts 60.0 feet on the easterly margin of 38th Avenue, North and extends back 120.1 feet on the southerly line and 120.63 feet on the northerly line to a dead line in the rear, measuring 60.0 feet thereon.

BEING the same property conveyed to Joseph J. Varagona and Celeste S. Varagona by deed from Blair Realtors, Inc. of record in Book 7709, page 259, Register's Office for Davidson County, Tennessee.

99 NOV 24 PM 2:22
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0660952
IDENTIFICATION & REFERENCE

This is improved property known as 268 38th Avenue, North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Valley View Subdivision, Section Two of record in Book 2330, page 103, Register's Office for Davidson County, Tennessee.

5097 12/01/99 CHECK 336.60

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves_, _their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his____ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hands on this the __29th__ day of __October__, 1999.

JOSEPH J. VARAGONA

by _____

CELESTE S. VARAGONA

by _____

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 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 this _____day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared ANDY VARAGONA to me known to be the person who executed the foregoing instrument in behalf of JOSEPH J. VARAGONA and CELESTE S. VARAGONA and acknowledged that he executed the same as the free act and deed of the said JOSEPH J. VARAGONA and CELESTE S. VARAGONA.

WITNESS my hand and seal this 29th day of October, 1999

My commission expires: 1-24-2000

MICHELLE A. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11756 PAGE 557

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

0660952

IDENTIFICATION REFERRL

99 NOV 24 PM 2:22

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	88000.00
CON TX	325.60
PRFEE	1.00
MTGFEE	8.00
CFEE	2.00
TOTAL	336.60
CHECK	336.60

11/24/99 01 14:25 0001 5094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542726