FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,000.00

Mattie L. Sappenfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 20 00

Notary Public

MY COMMISSION EXPIRES: March 29, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mattie L. Sappenfield (NAME)	Tucker Federal Bank, d/b/a (NAME)	MAP 104-14
2905 West Linden Avenue (ADDRESS)	P. O. Box 211788 (ADDRESS)	PARCEL 107.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Augusta, GA 30917-1788 (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, Marcus F. Sciadini and wife, Lorraine C. Sciadini

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mattie L. Sappenfield, unmarried

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 east 52 feet of the north 165 feet of Lot No. 29, and the West 24 feet of the north 165 feet of Lot No. 30, on the Plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 76 feet on the south side of West Linden Avenue, formerly Sunset, and run back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to Marcus F. Sciadini and wife, Lorraine C. Sciadini by deed from Margaret L. Wilkerson, unmarried, of record in Book 8600, Page 187, Register's Office for said County.

This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 332, Page 6, said Register's Office.

Instr:200007310075365 Page: 1 OF 2
REC'D FOR REC 07/31/2000 1:35:41PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $632.70

This is improved (X) unimproved ( ) property, known as 2905 West Linden 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 26th day of July, 20 00

Marcus F. Sciadini by Lorraine C. Sciadini Atty-in-Fact

Marcus F. Sciadini

Lorraine C. Sciadini

Lorraine C. Sciadini

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 _____ 20_____ .

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(or proved to me on the basis of satisfactory evidence) 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 _____ 20_____ .

My commission expires _____

_____
Notary Public

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, Lorraine C. Sciadini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Marcus I. Sciadini as his Attorney in Fact as the free act and deed of the within named Marcus I. Sciadini.

Witness my hand and official seal at Nashville, Tennessee the 26th day of July, 2000.

My Commission Expires: 3/29/03

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 Lorraine C. Sciadini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 2000.

My Commission Expires: 3/29/03

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON