BK 2901

For and in consideration of the sum of $- -

TEN AND NO/100 ($10.00) - DOLLARS cash in hand to me paid by FRANK A. VARALLO, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, JAMES PAUL CELLA,

have bargained and sold, and by these presents do transfer and convey unto the said Frank A. Varallo a one-half undivided interest in and to his heirs and assigns/a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land located in the 6th Civil District of Davidson County, Tennessee, and being part of a 26½ acre tract known as the property of the Franklin Limestone Company, being the North part of the Bass Berry Tract, as of record in Book 843, page 100, Register's Office for said County, described, according to a survey made May ____, 1935, by W. H. Southgate, Surveyor, as follows:

BEGINNING at a point on the Southerly margin of Craighead Avenue, 200 feet East of the Southeast corner of said Avenue and McKeand Avenue; thence with the Southerly margin of Craighead Avenue, South 85° East 75 feet; thence leaving said Avenue, South 265 feet to a point; thence West 75 feet to a point; thence North 265 feet to the point of Beginning.

Being the same property conveyed to Frank Varallo and James Paul Cella by deed from Warren Paint & Color Company, of record in Book 1512, page 552, Register's Office for said County.

said interest in and to

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank A. Varallo, his heirs and assigns, forever.

And I do covenant with the said Frank A. Varallo that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, James Paul Cella, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Frank A. Varallo, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15th day of April 1959

James Paul Cella

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Robert A. Jasper, a Notary Public in and for said County and State, the within named James Paul Cella, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 15th day of April 1959

Commission expires Jan. 24, 1963

Robert A. Jasper
Notary Public

Warranty Deed

From JAMES PAUL CELLA

To FRANK A. VARALLO

REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE
Received for record 20th day
A.D. 1959 at 9:45 A.M.
and recorded in Book 2901
Page 471
Fee $2.20
Witness my hand
WILLIAM P. WILSON, Register

Prepared by
TENNESSEE TITLE COMPANY

28205

PG 471