WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) - DOLLARS cash in hand paid by Valentino Frizzo and wife, Catherine Elizabeth Frizzo, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we,

Andrew Catignani and wife, Jean Marie Catignani,

have bargained and sold, and by these presents do transfer and convey unto the said Valentino Frizzo and wife, Catherine Elizabeth Frizzo, 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. 7 on the unrecorded subdivision of the "St. Lawrence Tract" in the 14th Civil District of said County, described according to a re-survey thereof made by George W. Watkins, Surveyor, August 14, 1959, as follows:

BEGINNING at a spike in the center of St. Lawrence Lane, at the corner of Lots Nos. 7 and 8; thence with the center of said Lane, North 71° East 100 feet to a spike, and continuing with the center of same, North 74° 10' East 87 feet to a railroad spike; thence leaving said Lane, South 3° 07' East 231.4 feet to a concrete monument in the southerly margin of a 20 foot alley or right of way; thence with the margin of the same, South 62° 26' West 117.4 feet to an old pipe at the corner of Lots No. 7 and 8; thence with the line between said lots, North 20° 35' West 244 feet to the beginning.

BEING the same property conveyed to Andrew Catignani and wife, Jean Marie Catignani, by deed from the Most Reverend William L. Adrian, Bishop, of the Roman Catholic Diocese of Nashville, of record in Book 2138, page 67, of the Register's Office for Davidson County, Tennessee, and by Deed of Correction in Book 3000, page 375, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Valentino Frizzo and wife, Catherine Elizabeth Frizzo, their heirs and assigns, forever.

And we do covenant with the said Valentino Frizzo and wife, Catherine Elizabeth Frizzo, 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, except current taxes.

And we, Andrew Catignani and wife, Jean Marie Catignani, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Valentino Frizzo and wife, Catherine Elizabeth Frizzo, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17 day of August, 1963.

Andrew Catignani
Andrew Catignani

Jean Marie Catignani
Jean Marie Catignani

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. P. Hunter, a Notary Public in and for said County and State, the within named Andrew Catignani and wife, Jean Marie Catignani,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17 day of August 1963.

Commission expires 1-30-1965

W. P. Hunter
Notary Public