WARRANTY DEED

BOOK 4449 PAGE 777

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ralph Raymond Abriola, et ux (NAME)	National Mortgage Company (NAME)	Map. 129-7
6520 Melinda Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Par. 30
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Memphis, Tennessee 38118 (CITY) (ZONE) (STATE)	pw

FOR AND IN CONSIDERATION of the sum of

----------TEN & NO/100 ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Louis J. Catignani, Jr., and wife, Charline B. Catignani and Lucile G. Catignani

have this day bargained and sold, and do hereby transfer and convey unto the said Ralph Raymond Abriola and wife, Patricia E. Abriola, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 8th Civil District of Davidson County, Tennessee, being lot No. 46, on the Plan of West Meade Farms, Inc., Section 6, as of record in Book 2331, Page 125, Register's Office for said County, described as follows:

Beginning on the easterly margin of Groome Drive at the corner of Lots Nos. 46 and 47; thence with the line between said two lots, eastwardly 149.6 feet to the corner of Lots Nos. 45, 46 and 47; thence with the line between said lots Nos. 45 and 46, southeastwardly 195.6 feet to the northwesterly margin of Melinda Drive; thence with same, southwestwardly 179.6 feet to the beginning of a curve; thence around said curve with a radius of 25 feet in a westerly direction 39.2 feet to the easterly margin of said Groome Drive; thence with same, northwardly 276.5 feet to the beginning.

Being the same property conveyed to Louis J. Catignani, Jr., and wife, Charline B. Catignani and Lucile G. Catignani, by deed from J. E. Patterson, et al, of record in Book 2736, Page 9, said Register's Office.

Subject to utility easements, building set-back lines and conditions of owners certificate as of record in Book 2331, Page 125, R.O.D.C., Tennessee; restrictive covenants of record in Book 2542, Page 349, R.O.D.C., Tennessee and 1970 property taxes prorated and assumed by purchasers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 38,350.00

Subscribed and sworn to before me, this the 24th day of September 19 70

Affiant John P. Grimes

My commission expires: 1-27-73 (Affix Seal)

Notary Public John P. Grimes

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 6520 Melinda Drive, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ralph Raymond Abriola and wife, Patricia E. Abriola, their *(successors), heirs and assigns forever.* We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ralph Raymond Abriola and wife, Patricia E. Abriola, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 24th *day of* September, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Louis J. Catignani Jr.
LOUIS J. CATIGNANI, JR.

Charline B. Catignani
CHARLINE B. CATIGNANI

Lucile G. Catignani
LUCILE G. CATIGNANI

Mildred Boyer

BOOK 4449 PAGE 778

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* Louis J. Catignani, Jr., and wife, Charline B. Catignani and Lucile G. Catignani ..... *the within named bargainor...S, 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 Nashville *this* 24th *day of* September, *19* 70

Commission expires Jan. 27, 1973

John P. Grimes
Notary Public

JOHN P. GRIMES NOTARY PUBLIC COMM. EXPIRES JAN. 27, 1973 DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *...of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

..... *Notary Public*

Commission expires.....

OCT-5 70 CONV 38,350.00
OCT-5 70 S'TAX A* 99.58
OCT-5 70 PR'FEE A* .50
OCT-5 70 W'DEED A* 3.00 * 103.08

WARRANTY DEED

FROM
LOUIS J. CATIGNANI, JR., et ux et al

TO
RALPH RAYMOND ABRIOLA, et ux

A 91999

IDENTIF. REFERENCE

OCT 5 9 40 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

This instrument prepared by William F. Howard, Attorney
700 American Trust Building, Nashville, Tennessee