WARRANTY DEED

BOOK 4509 PAGE 498

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael F. Saggese (NAME)	Mortgage Associates (NAME)	Map. 158
2140 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	480 James Robertson Parkway (STREET ADDRESS)	Par. 18
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	NO. FH 2700

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)---------- *Dollars,* cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBERT F. CLOUD and wife, MARGARET CROSS CLOUD

have this day bargained and sold, and do hereby transfer and convey unto the said MICHAEL F. SAGGESE

his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 7th District of Davidson County, Tennessee, being known as Tract 8 on the unrecorded map of the J. F. Wallace Subdivision of 19.5 acres more or less located at the northwest corner of Hillsboro Road and Old Hickory Boulevard, and described according to a copy of a survey thereof made by Watkins & Murray, Surveyors, October 29, 1948, as follows: BEGINNING at a point in the center line of Old Hickory Boulevard 928 feet west of the center line of Hillsboro Road, being the corner of Tracts Nos. 7 and 8; thence with the line between said tracts, North 16° east 530 feet to a point in the center line of a creek in Hibbett's line; thence along the center of said Creek, along Hibbett's line, South 84° 30' West 71 feet and continuing in a southwesterly and then easterly direction with the meanders of said Creek 556 feet to a point, and continuing with said Creek, along Hibbett's line, South 40° 35' West 114 feet to a point in the center line of a bridge in the center line of Old Hickory Boulevard; thence with the center line of the same, South 75° 20' East 281 feet to the point of beginning.

BEING the same property conveyed to Robert F. Cloud and wife, Margaret Cross Cloud by deed from C. M. Russell and wife, Hollie Mae Russell of record in Book 2247, page 89, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 51,000.00

Subscribed and sworn to before me, this the 3rd day of June, 19 71.

Affiant

My commission expires: 5/10/75 (Affix Seal)

Notary Public W. K. Georgas, Jr.

This is unimproved ( ) improved (X) property, known as 2140 Old Hickory Boulevard, 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 MICHAEL F. SAGGESE his *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* MICHAEL F. SAGGESE his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand S this* 3rd *day of* June, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert F. Cloud
ROBERT F. CLOUD

Margaret Cross Cloud
MARGARET CROSS CLOUD

This Deed Prepared by: Gail P. Pigg, Attorney
916 J. C. Bradford Building
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* ROBERT F. CLOUD and wife, MARGARET CROSS CLOUD, *the within named 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 Nashville, Davidson County, Tennessee, *this* 3rd *day of* June, *19* 71.

W. K. Georgas, Jr. *Notary Public*

Commission expires 5/10/75

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 _____

WARRANTY DEED

FROM

ROBERT F. CLOUD, ETUX,

TO

MICHAEL F. SAGGESE

B 18245

IDENTIF. REFERENCE

JUN 10 9 26 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 10 71	CONV	51,000.00			
JUN 10 71	STAX		A*	132.60	
JUN 10 71	RFEE		A*	.50	
JUN 10 71	[illegible]		A*	3.00	* 136.10

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

File: Gail P. Pigg, Attorney
916 J. C. Bradford Bldg.
Nashville, Tennessee
37219