This instrument prepared by:
Raymond H. Darrow, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 4928 PAGE 263

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Louis L. Misuraca	First Federal Savings & Loan Assn.	104-5 PAR. 193 + 194
(NAME)	(NAME)	26W-405
3725 Meadowbrook Avenue	236 4th Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	26W-410
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) *DOLLARS*

cash in hand paid, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the grantees herein have assumed and agreed to pay the unpaid balance of an original indebtedness of $24,500.00 secured by deed of trust of record in book 4853, page 418, Register's Office for Davidson County, Tennessee,

I, John F. Rosinski, an unmarried man,

have bargained and sold, and by these presents do transfer and convey unto the said Louis L. Misuraca and wife, Gloria Misuraca, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Three parcels of land in Davidson County, Tennessee, being more particularly described as follows:

TRACT NO. 1: Being lot No. 428 on the map of Richland Realty Company's Subdivision "C" as of record in Book 421, page 31, Register's Office for said County. Said Lot No. 428 fronts 50 feet on the westerly side of Meadowbrook Avenue and runs back 196 feet on the northerly line and 210 feet on the southerly line to an alley and measures 60 feet thereon.

TRACT NO. II: Being Lot No. 429 on the Map of Richland Realty Company's Subdivision "C", as of record in Plan Book 421, page 31, Register's Office for said County. Said Lot No. 429 fronts 50 feet on the westerly side of Meadowbrook Avenue and runs back 210 feet on the northerly line and 222 feet on the southerly line to an alley and measures 60 feet thereon.

TRACT NO. III: Being part of Lot No. 430 in the Richland Realty Company's Section "C" a plan of which is of record in Book 421, page 31, Register's Office of Davidson County, Tennessee, and described according to a survey not of record by George W. Watkins of said Lot No. 430, dated January 28, 1960, as follows:
Beginning at an iron pin in the southwesterly margin of Meadowbrook Avenue, said point being the common corner between Lots Nos. 430 and 429 on the plan above mentioned; thence, running with the common line between lots Nos. 430 and 429 of said plan northwestwardly 77 feet 7 inches to an iron pin, being the true point of beginning; thence leaving the said common line between Lots Nos. 430 and 429, southwestwarldy 14 feet and 3 inches to a point which is 2 feet and 2 inches southeastwardly from the common line between the lots last recited; thence, southwestwardly 21 feet to a point which

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $28,000.00

Subscribed and sworn to before me, this the 30th day of June, 19 75

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

NOTARY PUBLIC

is 4 feet and 7 inches southeastwardly from the dividing between said lots Nos. 430 and 429; thence southwestwardly 17 feet to a point which is 3 feet and 7 inches southeastwardly from an iron pin located in the common line between said lots Nos. 430 and 429; thence southwestwardly 93 feet more or less, with a line that is parallel to and 3 feet and 7 inches southeastwardly from the common line of Lots Nos. 430 and 420 to a point on the northeasterly margin of an alley; thence, with the margin of said alley northwestwardly 3 feet and 7 inches to a point; said point being the common corner between said Lots Nos. 430 and 429; thence northeastwardly with the said common line between Lots Nos. 430 and 429, 144 feet and 5 inches, more or less, to the true point of beginning.

Being the same property conveyed to John F. Rosinski, by deed from Clara L. Heist, of record in Book 4853, page 415, Register's Office for said County.

unimproved ( ) This is improved (X) property, known as 3725 Meadowbrook Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Louis L. Misuraca and wife, Gloria Misuraca, their *heirs and assigns, forever.*

And I *do covenant with the said* Louis L. Misuraca and wife, Gloria Misuraca *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,* except as above set out, and taxes for 1975 which are prorated and assumed by the grantees herein.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Louis L. Misuraca, and wife, Gloria Misuraca, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 30th *day of* June, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John F. Rosinski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State, the within named* John F. Rosinski,

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* 30th *day of* June, *19* 75.

Mary Ensley, *Notary Public.*

Commission Expires 4/25/76.

STATE OF.....
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, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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.....

JUL-1 75 CONV 28,000.00
JUL-1 75 S'TAX A* 72.80
JUL-1 75 PR'FEE A* .50
JUL-1 75 W'DEED A* 6.00 * 79.30

FEE PAID JUL 1 2 20 PM '75 REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

D05116