This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 4995 PAGE 472

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Alberto Bardayan-Chitritt	Thomas & Hill, Inc.	5DU-60155
(NAME) 125 Valley Way Drive	(NAME) 950 Kanawha Blvd. E.	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Charleston, West Virginia	
(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 by Alberto Bardayan-Chitritt, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged, and for a further consideration the said Alberto Bardayan-Chitritt has assumed and agreed to pay the unpaid balance of an original indebtedness of \$31,900.00 secured by deed of trust of record in book 4890, page 543, Register's Office for Davidson County, Tennessee,

We, Roy Thomas Hodges and wife, Delphia Ann Hodges,

have this day bargained and sold, and do hereby transfer and convey unto the said Alberto Bardayan-Chitritt,

his *(successors), heirs and assigns,*

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

Being Lot No. 41 on the Plan of Valley Green, as of record in Book 4460, pages 96 and 97, Register's Office for said County.

Said Lot No. 41 fronts 99.16 feet on the westerly side of Valley Way Drive, and extends back 109.0 feet on the southerly line and 70.17 feet on the northerly line to a dead line, which is a broken line, measuring 140.71 feet thereon.

Being the same property conveyed to Roy Thomas Hodges and wife, Delphia Ann Hodges, by deed from Reynold Bubis, Trustee, of record in book 4890, page 541, Register's Office for said County.

This conveyance is made subject to 10-foot public utilities and sewer easement, 30-foot building setback line from Valley Way Drive, and conditions of owners certificate, as shown on plan of record in book 4460, pages 96 and 97, said Register's Office; and to restrictive covenants of record in book 4622, page 277, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,200.00

Subscribed and sworn to before me, this the 6th day of February 19 76

Affiant

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

Notary Public

This is unimproved ( ) improved (X) property, known as 125 Valley Way 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 Alberto Bardayan-Chitritt, 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.,* except for 1976 taxes which are assumed by the grantee, and deed of trust as above set out. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Alberto Bardayan-Chitritt, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 6th *day of* February, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roy Thomas Hodges

Delphia Ann Hodges

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enaey, a Notary Public in and for said County and State, Roy Thomas Hodges and wife, Delphia Ann Hodges,

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 Tennessee. this 26 day of February, 19 76.

Mary Enaey
Notary Public

Commission expires 4/25/76

MARY ENSEY NOTARY PUBLIC AT LARGE STATE

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN
NASHVILLE, TENN. 2/28/99

WARRANTY DEED

FROM

Roy Thomas Hodges et ux.

TO

Alberto Bardayan-Chitritt

D 35408

IDENTIFICATION REFERENCE

FEB 9 4 43 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FEB-9 76	CONV	35,200.00			
FEB-9 76	S TAX		B*	91.52	
FEB-9 76	PR FEE		B*	.50	
FEB-9 76	WDEED		B*	4.00	* 96.02