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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,000.00

Michael A. Cataldi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 1976

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY AND WEISS, ATTORNEYS (NAME) 507 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A. Cataldi & Wife (NAME)	The Lomas and Nettleton Company (NAME)	147-8-33
3741 Faulkner Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Doris Smith, formerly Doris T. Alldredge, and Fred E. Smith, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Cataldi and wife, Dorothy A. Cataldi

HEREINAFTER CALLED THE GRANTEES, 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. 94 on the Plan of Hillbrook Subdivision, Section 3, as of record in Book 3300, page 84.

SAID Lot No. 94 fronts 75.1 feet on the west side of Faulkner Drive, as measured around a slight curve, and extends back 152.6 feet on the south line and 149.5 feet on the north line to a line in the rear on which it measures 94.7 feet.

Being the same property conveyed to Doris Smith (formerly Alldredge) by deed from Ralph D. Miller and wife, Marjorie E. Miller of record in Book 4418, page 182, Register's Office for Davidson County, Tennessee, and by Divorce Decree of the Fourth Circuit Court of Davidson County of record in Minute Book 97-B-733.

This conveyance is subject to restrictive covenants of record in Book 3460, Page 295, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated adn assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assumed and agree to pay the unpaid balance owing on a certain note, executed by the Grantor herein to The Lomas and Nettleton Company and secured by a Deed of Trust of record in Book 3954, page 733, Register's Office of Davidson County, Tennessee.

Doris Smith and Doris T. Alldredge being one and the same person. Fred E. Smith, Jr., husband of the above named Doris Smith, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property.

This is unimproved ( ) improved (X) property, known as 3741 Faulkner Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of June, 1976

Fred E. Smith, Jr.

Doris Smith

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doris Smith, formerly Doris T. Alldredge, and Fred E. Smith, Jr. the bargainor, 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 25th day of June, 1976.

Commission expires 6-2-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
DORIS SMITH, and

FRED E. SMITH, JR.

TO
MICHAEL A. CATALDI and wife,

DOROTHY A. CATALDI

D 57671

IDENTIF. REFERENCE

JUL 12 9 26 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

(Please file in Box 4.)

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 12 76	CONV	41,000.00			
JUL 12 76 S'TAX			B*	106.60	
JUL 12 76 PB'FEE			B*	.50	
JUL 12 76	W'DEED		B*	4.00	* 111.10