Form No. WD-1

BOOK 5078 PAGE 869

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

61,300.00

John T. Burnett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 76

Notary Public

MY COMMISSION EXPIRES: 4-28-1979

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Ruggiero etux (NAME)	Dobson & Johnson, Inc. (NAME)	
504 Brandywine Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	
Old Hickory, Tn (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	4D-27240

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, John T. Burnett et ux Johnnie T. Burnett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Ruggiero, etux Anne Ruggiero

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. 2 on the Plan of Brandywine Farms, Section I, as of record in Book 3600, pages 79 and 80, Register's Office for said County, to which reference is hereby made for a more detailed description.

Being the same property conveyed to John T. Burnett and wife, Johnnie T. Burnett by deed from G. T. Abernathy and wife, Mattie W. Abernathy, recorded in Book 4290, page 863, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

OCT 18 76	CONV	61,300.00			
OCT 18 76	S'TAX		B*	159.38	
OCT 18 76	PR'FEE		B*	.50	
OCT 18 76	W'DEED		B*	4.00	* 163.88

This is (unimproved) (XX) property, known as 504 Brandywine Drive Old Hickory, , Tenn.
(House Number) (Street) (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 our hand this 14TH day of OCTOBER, 19 76

John T. Burnett John T. Burnett

Johnnie T. Burnett Johnnie T. Burnett

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Burnett et ux Johnnie T. Burnett

the 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, Tennessee, this 14TH day of OCTOBER 1976

Commission expires 11-13-1979

Teresa H. Sanders
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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

D 72773

IDENTIF. REFERENCE

OCT 18 10 53 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
John T. Burnett

TO
Daniel Ruggiero

DOBSON & JOHNSON, INC.

Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217