This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN.

BOOK 5142 PAGE 226

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary P. Spoleta, Et Al	Home Federal Savings & Loan	
(NAME): 711 Forest Park Dr	(NAME) Fourth Avenue, North	119-14
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, Tenn 37027	(STREET ADDRESS) Nashville, TN.	258 PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------$10----------

----------Ten and no/100---------- Dollars,

Cash in hand paid and other good and valuable considerations receipt of which is hereby acknowledged, including the assumption of balance due on a Note secured by deed of trust of record in Book 4781, page 426, Register's Office for Davidson County, Tennessee, dated January 10, 1974, to secure J. N. Franks, Jr. and wife Elizabeth J. Franks, on a Note in the original amount of $19,000.00, payable as therein specified, Dewey W. Pedigo, Trustee.

We, Elizabeth Ratner and husbank Frank E. Ratner

have this day bargained and sold, and do hereby transfer and convey unto the said Gary P. Spoleta and David K. Wachel, Jr., as tenants in common

their ~~XXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 35 on the plan of Pleasant View Subdivision, as of record in Book 421, page 134, Register's Office for said County.

SAID Lot No. 35 fronts 50 feet on the northerly side of East Radnor, formerly Beymer Street and extends back between parallel lines, 174 feet to an alley.

BEING the same property conveyed to Elizabeth Ratner by deed from Talcot Company, Inc. of record in Book 5140, page 718, Register's Office for Davidson County, Tennessee. (the said Frank E. Ratner joins in this instrument to convey what ever right, title and interest he may have as being spouse of the grantor.)

This conveyance is made subject to the same restrictive covenants contained in Deed of record in Book 579, page 345, 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 $26,743.12

Subscribed and sworn to before me, this the 29th day of April 19 77

Affiant

My commission expires: 2/2/15 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 192 East Radnor Street, Nashville, TN.
(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 Gary P. Spoleta and David K. Wachel, Jr.

their ~~XXXXX~~,

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 the deed of trust assumed above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Gary P. Spoleta and David K. Wachel, Jr.

their

~~XXXXX~~ (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 29th day of April, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Elizabeth Ratner

Frank E. Ratner

STATE TAX PAID

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth Ratner and husband Frank E. Ratner

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 27th day of April, 19 77.

Commission expires 2/13/79

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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.....

MAY-25 CONV 26,743.12
MAY-25 S'TAX B* 69.42
MAY-25 PR'TEE B* .50
MAY-25 W'DEED B* 4.00 * 73.92

WARRANTY DEED

FROM Elizabeth Ratner, et vir
TO Gary P. Spoleta, et al

E 0 1 4 6 6

IDENTIF. REFERENCE

MAY 2 9 57 AM '77

FEE $ DAVIDSON COUNTY REGISTER TENN.

Compliments of

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