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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Jan Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 1977.

Brenda Webber
Notary Public

MY COMMISSION EXPIRES: 7-29-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Leon Ruben, Attorney 325 Plus Park Blvd. Nashville, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pedio Catoni, Et Ux (NAME)	Churchill Mortgage Corporation (NAME)	MAP 135-16
221 Sailboat Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., #300 (STREET ADDRESS)	PARCEL 9
Nashville, TN. 37217 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	2D-42796

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, Bruce A. Ebner and wife Myra Rauhna Ebner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pedio Catoni and wife Blonca Catoni

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. 588 on the Plan of Edge-O-Lake Estates, Section 13, as of recrod in Book 4175, page 53, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Mossdale Drive, said point being the common corner of Lots Nos. 589 and 588; thence with said margin eastwardly 87.0 feet to a point, being the beginning of a curve; thence around said curve southwardly 39.27 feet to a point in the westerly margin of Sailboat Drive; thence with said margin westwardly 105.35 feet to a point being the common southerly corner of Lots Nos. 588 and 618; thence northwestwardly 99.48 feet to a point; thence northwardly 92.14 feet to the point of beginning.

Being the same property conveyed to Bruce A. Ebner and wife Myra Rauhna Ebner by deed from Norman E. Bain Jr., and wife Brinda J. Bain of record in Book 4940, page 23 Register's Office for Davidson County, Tennessee.

This is { unimproved ( ) / improved (XX) } property, known as 221 Sailboat Drive, Nashville, TN. 37217
(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 s this 11 day of ~~March~~ April, 1977

Bruce A. Ebner
Bruce A. Ebner

Myra Rauhna Ebner
Myra Rauhna Ebner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce A. Ebner and wife Myra Rauhna Ebner

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 11 day of ~~March~~ April 19 77

Commission expires 12-2-80

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

FILE BOX 3

WARRANTY DEED

FROM

Bruce A. Ebner, Et Ux

TO

Pedio Catani, Et Ux

E 0 2 0 2 3

IDENTIF. REFERENCE

MAY 4 12 41 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center —
Phone 255-4631
NASHVILLE, TENNESSEE 37208

MAY-77	CONV	47,000.00			
MAY-77	S'TAX		B*	122.20	
MAY-77	PR'FEE		B*	.50	
MAY-77	W'DEED		B*	4.00	* 126.70

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