This Deed prepared by:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, TN. 37217

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary P. Spoleta (NAME)	Guaranty Mortgage Company (NAME)	
77 Forest Park Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center, 10th Floor (STREET ADDRESS)	104-1 49 pw
Brentwood, TN. 37027 (CITY) (P. O. ZONE) (STATE)	Nashville, TN. 37238 (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 2682, page 391, Register's Office for Davidson County, Tennessee dated December 12, 1957 executed by Gilbert L. English and wife Betty L. English to secure Guaranty Mortgage Company of Nashville, on a note in the original amount of $8,100.00, payable as therein specified, Herschel Greer, Trustee.

We, Elizabeth Ratner and husband Frank E. Ratner

have this day bargained and sold, and do hereby transfer and convey unto the said Gary P. Spoleta

his

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

Land in Davidson County, Tennessee, being Lot No. 27, Block 27, on the Map of the Subdivision of Plummer Place, as of record in Book 161, page 39, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the westerly side of Chamberlain Street and runs back 150 feet, more or less, between parallel lines to a dead line.

Being the same property conveyed to Elizabeth Ratner by deed from Talcot Company, Inc. of record in Book 4966, page 890, Register's Office for Davidson County, Tennessee. (the said Frank E. Ratner joins in this instrument to convey what ever right, title and interest that he may have as being the spouse of the grantor.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,750.00

Subscribed and sworn to before me, this the 12th day of May 19 77

Affiant

My commission expires: 2/3/79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 215 Chamberlain Street, Nashville, TN 37210
(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

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 deed of trust assumed above

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

his

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

Witness our hand S this 12th day of May, 19 77, 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

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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 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* 12 *day of* May, *19* 77.

Commission expires 7/3/79

Notary Public

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 .....

MAY17F	CONV	12,750.00			
MAY17F	S'TAX		B*	33.02	
MAY17F	PR'FEE		B*	.50	
MAY17F	W'DEED		B*	4.00	* 37.52

WARRANTY DEED

FROM
Elizabeth Ratner, et vir
TO
Gary P. Spoleta

E04131

IDENTIF. REFERENCE

MAY 17 11 35 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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