WARRANTY DEED

BOOK 5187 PAGE 135

FROM FLOYD J. SITTLOH AND WIFE, REGINA H. SITTLOH

ADDRESS NEW OWNER(S) AS FOLLOWS:	PETE LUNATI AND WIFE, BARBARA LUNATI 5452 Bradfield Court Nashville, Tennessee 37220
SEND TAX BILLS TO:	LOMAS & NETTLETON Post Office Box 1026 Virginia Beach, Virginia 23451
PREPARED BY:	HOLLAND & LYNN, ATTORNEYS 2016 Parkway Towers Nashville, Tennessee 37219
	MAP-PARCEL NOS: 260-22

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IDENTIF. REFERENCE

AUG 23 8 41 AM '77

FELIX Z. WHITESIDE, REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of August, 1977

Thomas D. Lupton
NOTARY PUBLIC

DATE

Nov 24th 1979
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN DOLLARS

($10.00) DOLLARS

Cash in hand paid by Pete Lunati and wife, Barbara Lunati, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement to assume and agree to pay the unpaid balance of a loan on the original principal amount of $17,400.00 to Lomas & Nettleton, secured by a deed of trust of record in Book 4826, page 601, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

FLOYD J. SITTLOH AND WIFE, REGINA H. SITTLOH,
GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

PETE LUNATI AND WIFE, BARBARA LUNATI, GRANTEES

their (his, her, its) heirs, successors 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. 329 on the Plan of Whispering Hills, Section 11-A, of record in Book 2331, page 132, Register's Office for said County.

SAID Lot No. 329 fronts 110 feet on the southwesterly side of Watsonwood Drive and extends back 216.2 feet on the southeasterly line and 227.5 feet on the northwesterly line to a dead line in the rear, which is a broken line measuring 126 feet thereon.

BEING the same property conveyed to Floyd J. Sittloh and wife, Regina H. Sittloh by deed from Betty Jean Egan and husband, Richard Egan, of record in Book 5104, page 295, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the following: Restrictive covenant contained in instrument of record in Book 2542, page 505, said Register's Office; the Plan of record in Book 2331, page 132, said Register's Office, shows an owner's certificate, a 40 foot minimum building setback line from Watsonwood Drive and a 10 foot easement for public utility purposes along the rear line of said lot; and a 2.5 X 20 foot utility anchor easement located on the southeast corner of said lot.

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

unimproved ( )
This is improved (X) property, known as 621 Watsonwood Drive, Nashville, Tennessee
Number Street City State 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, successors 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 except of record.

AND WE, GRANTORS do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 19th day of AUGUST 19 77

Floyd J. Sittloh
FLOYD J. SITTLOH

Regina H. Sittloh
REGINA H. SITTLOH

AUG23F	CONV	25,000.00			
AUG23F	S'TAX		B*	65.00	
AUG23F	PR'FEE		B*	.50	
AUG23F	W'DEED		B*	4.00	* 69.50

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

FLOYD J. SITTLOH AND WIFE, REGINA H. SITTLOH

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE
City State

this 19 day of AUGUST 19 77.

NOV 12, 1980
Comission Expires

Thomas D. Gupton
Notary Public

THOMAS D. GUPTON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)