BOOK 5298 PAGE 171

THIS INSTRUMENT WAS PREPARED BY
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Luna, Jr. and wife, Lina Sue Luna	Third National Mortgage Co.	142-14
(NAME)	(NAME)	
100 Beech Bend Court	P. O. Box 2628	#147
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, TN 37219	9D-61476
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------
---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Third National Bank, secured by a deed of trust of record in Book 5165, page 521, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

PASQUALE JOSEPH PARAGINO and wife, ANN T. PARAGINO

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES A. LUNA, JR. and wife, LINA SUE LUNA
their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 9th Civil District of Davidson County, Tennessee, being Lot No. 635 on the Plat of Harpeth Woods, Section of Harpeth Valley Park, of record in Book 4860, page 111, Register's Office for said County, described as follows:

Beginning at a concrete monument in the westerly margin of Beech Bend Drive; thence in a southerly direction 100.0 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.00 feet; thence around said curve 39.27 feet to a concrete monument in the northerly margin of Beech Bend Court; thence with the margin of the same in a westerly direction 108.5 feet to a concrete monument on the northerly margin of Beech Bend Court; thence with same in a northerly direction 123.9 feet to a concrete monument; thence with same in an easterly direction 115.0 feet to the point of beginning.

Being the same property conveyed to Pasquale Joseph Paragino and wife, Ann T. Paragino, by deed from Morris Building Corporation, of record in Book 5165, page 519, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,750.00

Subscribed and sworn to before me, this the 13th day of June, 1978

Affiant

My commission expires: 5/16/80 (Affix Seal)

Notary Public

This is improved (X) unimproved property, known as 100 Beech Bend Court, Nashville, Tennessee
(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

JAMES A. LUNA, JR. and wife, LINA SUE LUNA
their

(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 for 1978 taxes, plan of record in BK.4860,p.111 restrictions in BK.5051,p.92; amended in BK.5197,p.123 & BK.5228,p.718; deed of trust in BK.5165,p.521

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES A. LUNA, JR. and wife, LINA SUE LUNA
their

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

Witness our *hand* S *this* 13th *day of* June, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Pasquale Joseph Paragino

Pasquale Joseph Paragino

Ann T. Paragino

Ann T. Paragino

BOOK 5298 PAGE 172

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Pasquale Joseph Paragino and wife, Ann T. Paragino

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* 13th *day of* June, *19* 78

Patricia A. Burgess *Notary Public*

Commission expires 5/4/80

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 .....

JUN 13 78	CONV	57,750.00			
JUN 13 78	S'TAX		B*	150.02	
JUN 13 78	PR'FEE		B*	.50	
JUN 13 78	W'DEED		B*	4.00	* 154.52

WARRANTY DEED

FROM
Pasquale Joseph Paragino et ux

TO
James A. Luna, Jr. et ux

E 70913

T

IDENTIF. REFERENCE

JUN 13 3 34 PM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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