WARRANTY DEED

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BOOK 5357 PAGE 931

FROM MICHAEL RICCIO and wife, CHRISTINE NEWTON RICCIO

ADDRESS NEW OWNER(S) AS FOLLOWS:	WALTER B. MASSEY and wife, MARGARET C. MASSEY 864 Hermitage Ridge Hermitage, Tennessee 37076	
SEND TAX BILLS TO:	HOME FEDERAL SAVINGS & LOAN ASSOCIATION 230 Fourth Avenue North Nashville, Tennessee 37219	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: 74-4-63

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IDENTIF. REFERENCE

Oct 31 12 29 PM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

(STATE OF TENNESSEE COUNTY OF .....DAVIDSON.....)

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $. 45,904.30 ..... Affiant Walter B. Massey

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October, 1978.

Thomas D. Gupton NOTARY PUBLIC

My Commission Expires Nov 12 1980

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ..... TEN DOLLARS .....

..... ($10.00) ..... DOLLARS

Cash in hand paid by Walter B. Massey and wife, Margaret C. Massey, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Walter B. Massey and wife, Margaret C. Massey to assume and agree to pay the unpaid balance of a loan with Home Federal Savings & Loan Association of Nashville in the original principal amount of $35,625.00, secured by a deed of trust of record in Book 5061, page 676, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

MICHAEL RICCIO and wife, CHRISTINE NEWTON RICCIO,
..... GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

WALTER B. MASSEY and wife, MARGARET C. MASSEY, ... GRANTEES .....

THEIR ..... 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. 29 on the Plan of Hermitage Hills, Section 12, of record in Book 4675, page 125, Register's Office for said County.

Said Lot No. 29 fronts 84 feet on the northeasterly side of Hermitage Ridge and extends back 136.15 feet on the southeasterly line and 135.72 feet on the northwesterly line to a dead line in the rear measuring 78.17 feet thereon.

BEing the same property conveyed to Michael Riccio and wife, Christine Newton Riccio by deed from Home Federal Savings and Loan Association of Nashville, of record in Book 5061, page 674, Register's Office for Davidson County, Tennessee.

OCT 31 78	CONV	45,904.30			
OCT 31 78	S'TAX		B*	119.34	
OCT 31 78	PR'FEE		B*	.50	
OCT 31 78	W'DEED		B*	4.00	* 123.84

unimproved ( )
This is improved (X) property, known as 864 Hermitage Ridge, Hermitage, Tennessee, 37076
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 30th day of OCTOBER, 19 78.

Michael Riccio
MICHAEL RICCIO

Christine Newton Riccio
CHRISTINE NEWTON RICCIO

{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 MICHAEL RICCIO AND WIFE, CHRISTINE NEWTON RICCIO

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 30 day of OCTOBER 19 78

Nov 12, 1980
Comission Expires

Thomas D. Gupton
Notary Public

THOMAS D. GUPTON NOTARY PUBLIC AT LARGE STATE OF 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)