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BOOK 5385 PAGE 344

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,500.00

Dorothy P. Giardina
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January 19 79.

Notary Public

MY COMMISSION EXPIRES: 1-31-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Rd., Nashville, TN. 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank R. Giardina (NAME)	Fidelity Federal Savings & Loan Asso. (NAME)	131-1-C
4105 Dorman Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 3 Is
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37219 (CITY) (STATE) (ZIP)	

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, JAMES C. BROOME and wife, SHERRY C. BROOME

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK R. GIARDINA and wife, DOROTHY P. GIARDINA

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 Unit 4105 on the Second Revision of Park Place as of record in Book 5050, page 98, Register's Office for Davidson County, Tennessee. Reference is hereby made to said Plan for a more complete description of said unit.

Being the same property conveyed to James C. Broome by deed from The Dorman Corporation of record in Book 5188, page 984, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4832, page 411 and Book 5041, page 433, to the limitations shown on the plan of record in Book 5050, page 98 and revised by instruments of record in Book 5056, page 872 and Book 5316, page 227 and to an easement for water main of record iin Book 1108, page 487, all of record in the Register's Office for Davidson County, Tennessee.

The above described property being the same property referenced as Unit 4105 on the Revised Plan of Park Place, as of record in Book 4860, page 124, Register's Office for said County, to which plan reference is made for a complete description, and all limitations thereon are subject to this conveyance, said plan in Book 4860, page 124, was the subject of a second revision in Book 5050, page 98, as above described.

This is ( ) unimproved (XX) improved property, known as 4105 Dorman Drive, Nashville, TN. 37215
(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 8th day of January, 19 79

James C. Broome
JAMES C. BROOME

Sherry C. Broome
SHERRY C. BROOME

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES C. BROOME and wife, SHERRY C. BROOME

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 11th day of January 19 79

Commission expires 1-17-81

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

WARRANTY DEED

FROM JAMES C. BROOME and wife,

TO SHERRY C. BROOME

FROM SHERRY C. BROOME

TO FRANK R. GIARDINA and wife, DOROTHY P. GIARDINA

F 0 9 7 0 4

IDENTIF. REFERENCE

JAN 15 3 33 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 15 79	CONV	90,000.00	3 - 138,500.00		
JAN 15 79	CONV	48,500.00			
JAN 15 79	S'TAX		B*	360.10	
JAN 15 79	PR'FEE		B*	.50	
JAN 15 79	W'DEED		B*	4.00	* 364.60