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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,972.71

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 19 79.

Notary Public

MY COMMISSION EXPIRES: 10/17/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH ANTHONY LEGNINI, etux	FIRST FEDERAL SAVINGS AND LOAN	147-14
(NAME)	(NAME)	
492 Watercrest Drive	Union at Fourth	189
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211	Nashville, Tennessee 37219	6DU-66980
(CITY) (STATE) (P. O. ZIP)	(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, JOHN H. REALE, et ux JUDY D. REALE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH ANTHONY LEGNINI, et ux LOUISE LEGNINI

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:

BEING Lot No. 4 on the Plan of McMurray Hills, as of record in Book 3700, page 5, Register's Office for said County.

SAID Lot No. 4 fronts 99.0 feet on the northeasterly side of Westcrest Drive, and runs back between lines, 178.0 feet on the northwesterly side and 184.7 feet on the southeasterly side to a line in the rear on which it measures 56.4 feet. Said Lot No. 4 includes the strip of land northeast of the rear line bounded on the southeast and northwest by the side lines extended and running back to the center of an irregular creek.

BEING the same property conveyed to John H. Reale and wife, Judy D. Reale by deed from Charles Wayne Pollock and wife, Angelia V. Pollack of record in Book 4620, page 571, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First Federal Savings and Loan Association, of record in Book 4620, page 573, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

unimproved ( )
This is improved (X) property, known as 492 Westcrest Drive, Nashville, Tennessee 37211
(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 26th day of January, 19 79

JOHN H. REALE

JUDY D. REALE

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 JOHN H. REALE, et ux JUDY D. REALE

the bargainors, 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 26th day of January, 19 79

Commission expires 10/17/82

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
JOHN H. REALE, et ux

TO
JUDY D. REALE

JOSEPH ANTHONY LEGNINI, et ux
LOUISE LEGNINI

PLEASE FILE BOX "7"

F. I. 1. 8. 9. 1.

IDENTIF. REFERENCE

JAN 29 3 48 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 29 79	CONV	47,972.71			
JAN 29 79	S'TAX		B*	124.80	
JAN 29 79	PR'FEE		B*	.50	
JAN 29 79	W'DEED		B*	4.00	* 129.30