BOOK 5410 PAGE 794

1531 03/28 131.04- CHECK

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March, 19 79

Notary Public

MY COMMISSION EXPIRES: Aug 1st 1981

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard P. Fererro (NAME)	Third National Bank (NAME)	136-6
104 Saxon Mist Drive (STREET ADDRESS OR ROUTE NUMBER)	4th and Church (STREET ADDRESS)	15
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	2D 63914

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, Charles E. McCullers et ux Mary J. McCullers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard P. Fererro et ux Carol J. Fererro

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DavidsonCOUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 288, on the Plan of Priest Lake Park, Section 5, of record in Book 4460, Page 174, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Charles E. McCullers et ux Mary J. McCullers, by deed of record in Book 5160, Page 585, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 4698, Page 969, and any existing easements, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration of 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 of record in Book 4771, Page 633, Register's Office for Davidson County, Tennessee, payable to Third National Bank.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

unimproved ( )
This is improved (X) property, known as 104 Saxon Mist Drive Nashville, TN
(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 26 day of March, 19 79

CHARLES E. McCULLERS: Charles E. McCullers

MARY J. McCULLERS: Mary J. McCullers

STATE OF TENNESSEE }
County of Davidson }

BOOK 5410 PAGE 795

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. McCullers et ux Mary J. McCullers

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 26th day of March 19 79

Commission expires Nov 26 1979

Martha J Moore
Notary Public

STATE OF TENNESSEE }

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) as such _____ and (they) _____, 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

CHARLES E. McCULLERS

TO

RICHARD P. FERERRO

F. 2 0 5 9 4

IDENTIF. REFERENCE

MAR 28 11 20 AM '79

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

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5410 PAGE 796

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			67900.00-	CO
			176.54	CO TX
			.50	PRFEE
			4.00	WDEED
			CHECK	181.04-
153	A03/28/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-20594

IDENTIF. REFERENCE

MAR 28 11 20 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 673030