1:06 10/25 206.44- CHECK

BOOK 5519 PAGE 648

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 76,900.00

Frank S. Canale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October, 19 79

Larry L. Westbrook
Notary Public

MY COMMISSION EXPIRES: July 11, 1981
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney, (NAME) P. O. Box 15324, Nashville, Tennessee 37215 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank S. Canale, et ux (NAME)	Greater Suburban Mortgage Co. (NAME)	129-11
908 Neuhoff Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4007 (STREET ADDRESS)	#75
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Concord, CA. 94524 (CITY) (STATE) (ZIP)	7DZ-36935

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, Arthur J. Nussbaum and wife, Barbara Nussbaum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank S. Canale and wife, Beverly M. Canale

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 Lot No. 248 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, page 12, 13, and 14, Register's Office for said County.

Said Lot No. 248 fronts 99.99 feet on the easterly side of Neuhoff Lane and runs back between lines 211.77 feet on the northerly side and 199.7 feet on the southerly side to a line in the rear measuring 93.8 feet thereon.

Being the same property conveyed to Arthur J. Nussbaum and wife, Barbara Nussbaum by deed from Amos Darryl Tackett and wife, of record in Book 5301, page 921, 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 of record in Book 5301, page 923, 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 said grantees.

This is unimproved ( ) improved (X) property, known as 908 Neuhoff Lane, (House Number) (Street) Nashville, Tennessee 37205 (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 19th day of October, 19 79

Arthur J. Nussbaum

Barbara Nussbaum

STATE OF TENNESSEE
Davidson County

BOOK 5519 PAGE 649

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur J. Nussbaum and Barbara Nussbaum

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 19th day of October 1979

Commission expires July 11, 1981

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

Arthur J. Nussbaum, et ux

TO

Frank S. Canale, et ux

F. 5 9 6 4 0

IDENTIF. REFERENCE

OCT 25 2 01 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37201

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

BOOK 5519 PAGE 650

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

76500.00- CO
197.54 CO TX
.50 PRFEE
6.00 WDEED
CHECK 205.44-
1106A10/25/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 59640

IDENTIF. REFERENCE

OCT 25 2 01 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 721125