ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Charlotte Ann Ferragina (NAME)	New Owners (NAME)	130-3
4005 Sunnybrook Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	103
Nashville, TN (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	7DA-33860

WARRANTY DEED

BOOK 5654 PAGE 114

For and in consideration of the sum of TEN AND 00/100 ($10.00) * DOLLARS and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JERRELYNN P. DAVIS, a widow have bargained and sold, and by these presents do transfer and convey unto XXXX CHARLOTTE ANN FERRAGINA

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 29 and the easterly 55.3 feet of Lot No. 28 on the Map of a Resubdivision of Part of Royal Oaks, as of record in Book 1424, page 31, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Sunnybrook Drive, 55.3 feet west of the common corner of Lots 28 and 29; thence with the margin of said drive, easterly 200 feet to a concrete monument at the beginning of a curve in Sunnybrook Drive; thence around said curve, southeasterly 29.64 feet to a point in the westerly margin of said Drive, thence with said Drive, southwardly 281.17 feet to a point; thence north 84° 30' West 219.3 feet to a point; thence northerly 306 feet more or less to the beginning.

Being the same property conveyed to Charles E. Davis and wife, Jerrelynn P. Davis by deed from Frank C. Ingraham, Trustee, of record inBook 4819, page 224, said Register's Office. The said Charles E. Davis having since died.

This conveyance is made subject to: (1) 1980 Taxes, which have been prorated and assumed by the Buyer; (2) Restrictions of record in Book 1557, page 558; and, (3) all matters appearing on the Plan of record in Book 1424, page 31, said Register's Office

This is unimproved ( ) improved (X) property, known as 4005 Sunnybrook Drive, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 18th day of September, 19 80.

JERRELYNN P. DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5654 PAGE 115

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerrelynn P. Davis

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 18th day of September, 19 80.

My commission expires 2-3-81 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 143,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charlotte Ann Farragina

Sworn to and subscribed before me
this 18th day of September, 19 80.

My commission expires 2-3-81 Notary Public

This instrument was prepared by:

George E. Mudter, Jr., Atty., 254 Highlands Bldg., Brentwood, TN 37027

Name Address

3728 WARRANTY DEED - CHECK

FROM JERRELYNN P. DAVIS

TO CHARLOTTE ANN FARRAGINA

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T

IDENTIF. REFERENCE

SEP 22 1 35 PM '80

DAVIDSON COUNTY

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Box 38
FIRST TITLE AND ESCROW CO.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5654 PAGE 116

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
			143000.00- CO	
			371.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 378.30-	
3728A09/22/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

608923

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IDENTIF. REFERENCE

SEP 22 1 35 PM '80

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 781539