OFFICIAL RECEIPT

This Instrument Prepared by: W.P.Ortale, Attorney-23rd Flr.L&C Flr. Nashville, TN. 37219	**WARRANTY DEED**	BOOK 5901 PAGE 396 REAU E. FOLK, JR. FORM
MAP-PARCEL NUMBER(S) 130-7-34	NAME AND ADDRESS OF NEW OWNER(S) Sandra B. Sugerman c/o Cliff Sugerman 9th Floor-American Trust Bldg. Nashville, TN.37201	SEND TAX BILLS TO Fidelity Federal Savings & Loan Fourth & Union Nashville, TN.37219
FIELD BOOK NUMBER(S) BM-8450	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4301 Harding Place	LOAN OR ACCOUNT NO. 0214882 & 640044-1
	EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED.	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption f, and agreement by the grantee herein or Sugerman & Sugerman, Inc., or Cliff Sugerman, to pay the principal balances now due, plus future interest on two notes payable to Fidelity Federal Savings & Loan Association, as follows: (1) dated October 1, 1974, in the original principal sum of $90,000.00, payable according to the terms and conditions thereof, with interest as set forth therein, and being secured by a deed of trust executed by Roberto S. Mauricio and wife, Vaden Lackey, Jr., Trustee, as of record in Book 4861, page 76 and corrected in Book 4964, page 915; (2) dated March 24, 1982, in the original principal sum of $35,000.00, payable according to the terms and conditions thereof, with interest as set forth therein and being secured by a deed of trust executed by Lilia D. Mauricio to Vaden Lackey, Jr., Trustee, as of record in Book 5866, page 859,

LILA D. MAURICIO, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto B. SANDRA SUGERMAN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Resubdivision of Lots 24, 25, 26, 27, 28 and 29 of the Revised Plan of New Golf Club Subdivision, as of record in Book 4300 page 199 and corrected by Surveyors Certificate of Correction in Book 4662, page 427, described as follows: BEGINNING at a point in the southerly margin of Harding Place, said point being the common front corners of Lots Nos. 1 and 2; thence along the margin of said Harding Place, south 87 degrees 44 minutes east 248.8 feet to a point at the southeast intersection of Lynwood Boulevard and Harding Place; thence along the westerly margin of Lynwood Boulevard, south 11 degrees 10 minutes west 254.0 feet to a point; thence leaving Lynwood Boulevard and with the northerly margin of the Harold G. Oliphant Property, north 79 degrees 01 minutes west 243.2 feet to a point; said point being the common rear corners of Lots Nos. 1 and 2; thence along the dividing line between said Lots Nos. 1 and 2, north 10 degrees 29 minutes east 216.3 feet to a point in the southerly margin of Harding Place, the point of beginning.

Being the same property conveyed to Lilia D. Mauricio, by Quitclaim deed from W. P. Ortale, Trustee, as of record in Book 5354, page 392, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging. to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. , Except as shown above and 1982 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs. successors and assigns against the lawful claims of all persons.

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.

In witness whereof. the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of June , 1982.

Lilia D Mauricio M.D.

Lilia D. Mauricio

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Lilia D. Mauricio, unmarried

the bargainor(s), 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, Tennessee, this, the 16 day of June, 1982.

My commission expires: 7-18-82

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF June 19 82

MY COMMISSION EXPIRES 7-18-82 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

LILIA D. MAURICIO, UNMARRIED

TO

G: 9 6 6 5 6

JUN 21 3 41 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Please Return to: Box 36
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			175000.00- CO	
			455.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	461.50-
3994A	06/21/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 9. 6 6 5

JUN 21 3 41 PM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 887698