FORM NO. WD-1

BOOK 6042 PAGE 479

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

x James A Ragghianti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April, 19 83

Gary B. Fisher
Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GARY B. FISHER, ATTORNEY AT LAW, 494 BELL ROAD, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Ragghianti (NAME)	Owner (NAME)	104-16
1101 Biltmore (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	234
Nashville, TN. 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	24W 11990

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, Garnette P. Montgomery, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Ragghianti

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 the easterly 50 feet of Lot No. 220 on the Map of Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, Page 34, Register's Office for said County.

Said part of Lot No. 220 fronts 50 feet on the southerly side of Beechwood Avenue and runs back 175 feet on the easterly line and 175.31 feet on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Garnette P. Montgomery and wife Merle Atkins Montgomery by deed from Albert Harris Caruthers and wife, Alma Smith Caruthers of record in Book 2136, Page 261, Register's Office for Davidson County, Tennessee. The said Merle Atkins Montgomery having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) unimproved ( ) property, known as 1913 Beechwood Avenue, 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 my hand this 20th day of April, 19 83

~~Garnette P. Montgomery~~

Garnette P. Montgomery

STATE OF TENNESSEE
Davidson County

BOOK 6042 PAGE 480

Personally appeared before me, the undersigned [illegible], a Notary Public in and for said County and State, the within named Garnette P. Montgomery

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, Tennessee, this 20 day of April 19 83

Commission expires 1-22-84

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
Garnette P. Montgomery

TO
James A. Ragghianti

H 43320 RUSH

IDENTIF. REFERENCE

APR 21 2 37 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6042 PAGE 481

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

41000.30- CO
106.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 113.10-
2005A04/21/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 3 3 2 0

T IDENTIF. REFERENCE

APR 21 2 37 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 943685