FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON } BOOK 6099 PAGE 180

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,231.00

Pasquale J. Peragino
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF JULY, 1983

Notary Public

MY COMMISSION EXPIRES: 10/9/86
(AFFIX SEAL)

$4.80 H
JOHNSON & TERRY
JUL 15 11 AM
FILED

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
PASQUALE J. PERAGINO, et ux (NAME)	VETERANS ADMINISTRATION (NAME)	162-1
279 April Lane (STREET ADDRESS OR ROUTE NUMBER)	110 9th Avenue, South (STREET ADDRESS)	53
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	5DU-40501

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, SCOTT C. LUDWICK and wife, GALE ANN LUDWICK,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PASQUALE J. PERAGINO and wife, ANN T. PERAGINO,

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:

BEING Lot No. 15 on The Plan of Bakwood Heights Subdivision of record in Book 2854, page 97, in the Register's Office for said County, to which reference is made for a more detailed description.

BEING the same property conveyed to Scott C. Ludwick and wife, Gale Ann Ludwick by deed from Willie D. White and wife, Mildred J. White of record in Book 5901, page 615, 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 to Administrator of Veterans Affairs, of record in Book 3912, page 970, 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 the said Grantees.

unimproved ( )
This is improved (X) property, known as 279 April Lane, Nashville, Tennessee 37211
(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 15th day of July, 1983

Scott C. Ludwick
SCOTT C. LUDWICK

Gale Ann Ludwick
GALE ANN LUDWICK

STATE OF TENNESSEE
Davidson County

BOOK 6099 PAGE 181

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named SCOTT C. LUDWICK and wife, GALE ANN LUDWICK,

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 15th day of July, 19 83.

Commission expires 10/19/86

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

3597

07/21/83- CHECK

H. 6. 1. 8. 4. 2.

IDENTIFICATION REFERENCE

JUL 21 11 49 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6099 PAGE 182

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX COUNTY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			48231.00- CO	
			125.32 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 131.32-	
3597	A	07/21/83	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6: 1: 8 4: 2

IDENTIF. REFERENCE

JUL 21 11 49 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 965284