File 37

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Leo Santoro and wife, Joan Santoro (NAME)	Same (NAME)	60-12-130 12DZ 560
817 Harbor View Terrace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6310 PAGE 52

For and in consideration of the sum of Two Hundred Forty Thousand and no/100 ($240,000.00)---- ---------- DOLLARS

cash in hand paid at closing, the receipt and sufficiency of which is hereby acknowledged,

I, M. A. BORCHERT, have bargained and sold, and by these presents do transfer and convey unto the said LEO SANTORO and wife, JOAN SANTORO

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

Land in Davidson County, Tennessee, being Lot No. 4, on the Map of W. H. Dodd's Resubdivision Lot 4 & 5, of record in Book 5190, page 711, Register's Office for said County, and more particularly described as follows:

BEGINNING at an iron pin located in the eastern R.O.W. margin of Dickerson Road 111.16 feet south of the centerline of Alhambra Circle; thence leaving said R.O.W. S 71° 03' E 91.70 feet to a point; thence S 18° 38' W 0.75 feet to a point; thence S 71° 03' E 1.05 feet to a point; thence N 18° 38' E 0.75 feet to a point; thence S 71° 03' E 137.25 feet to a point; thence N 18° 38' E 85.91 feet to a concrete monument in the southerly right-of-way margin of Alhambra Drive; thence with said margin N 71° 00' W 205.0 feet to a concrete monument; thence with a curve to the left having a radius of 24.84 feet and a length of 39.18 feet to a point; thence S 18° 38' W 61.16 feet to the point of beginning, said tract containing 0.45 acres, more or less.

BEING property conveyed to M. A. Borchert, by deed from J. Dan Coggin, a single person and Marguerite Coggin, a single person, of record in Book 5976, page 223, Register's Office for Davidson County, Tennessee.

I 2 7 3 6 8

IDENTIF. REFERENCE

JUN 6 3 55 PM '84

REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 2823 Dickerson Road (House Number) (Street) Nashville, TN 37207 (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 5th day of June, 1984.

M. A. Borchert

M. A. BORCHERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6310 PAGE 53

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. A. BORCHERT

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN. this 5th day of June, 1984.

My commission expires 7-27-86 Notary Public Ron Rawls

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, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and , executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

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 $ 240,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 5th day of June, 19 84.

My commission expires 1-22-85 Notary Public

This instrument was prepared by:

WOODS, BRYAN, WOODS & WATSON, 121 Seventeenth Avenue South, Nashville, Tennessee 37203
Name Address

WARRANTY DEED

FROM

M. A. BORCHERT

TO

LEO SANTORO and wife,

JOAN SANTORO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

BOOK 6310 PAGE 54

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
			24000.00- CAMT.	
			624.00 CSTAX	
			.50 PRFEE	
			6.00 MFEE	
			CHECK	630.50-
2901	A06/06/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 7 3 6 8

IDENTIF. REFERENCE

JUN 6 3 55 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0042264