BOOK 6475 PAGE 570

Prepared By: KING, BALLOW & LITTLE
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
LARRY A. PAINTER	SAME	Map 130-3
4005 Sunnybrook Drive		Parcel 103
Nashville, TN 37205		7DA 33860

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

CHARLOTTE ANN FERRAGINA, Unmarried, has this day bargained and sold, and does hereby transfer and convey unto LARRY A. PAINTER and wife, CYNTHIA ROSE PAINTER, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, 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 CHARLOTTE ANN FERRAGINA by deed from JERRELYNN P. DAVIS, a widow, of record in Book 5654, page 114, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1985 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Subscribed and sworn to before me

AFFIANT

this 4th day of January, 1985.

My Commission Expires: 1-18-87

NOTARY PUBLIC

01/17 431.50- CHECK

4365

This is improved property known as 4005 Sunnybrook Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted of record.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs 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.

Witness our hands this 16th day of January, 1985.

Charlotte Ann Ferragina
CHARLOTTE ANN FERRAGINA, Unmarried

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathleen R. Cochran a Notary Public in and for said County and State, CHARLOTTE ANN FERRAGINA, Unmarried, the bargainor, with whom I am personally acquainted, and acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 1985.

Kathleen R. Cochran
NOTARY PUBLIC

My Commission Expires:

June 21, 1988

I: 7: 4: 0

IDENTIF. T REFERENCE

JAN 17 12 06 PM '85

FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN

FILE TICOR TITLE INSURANCE COMPANY

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

RECEIVED OF _____

FOR _____ BOOK 6476 PAGE 572

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.CO- CAMT.
455.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 461.50-
4369A01/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 7 4 4 0

IDENTIF. REFERENCE

JAN 17 12 06 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101965