FILE BOX 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,730.44

Janice M. Dragonetti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-17-87

(AFFIX SEAL)

BOOK 6612 PAGE 206

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Dragonetti (NAME)	Old Hickory Employees Credit Union (NAME)	MAP 150-11
442 Stewarts Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	1000 Industrial Road (STREET ADDRESS)	PARCEL 73
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	2D-70191

FOR AND 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, Ronald G. Grizzard and wife, Debra V. Grizzard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Dragonetti and wife, Janice M. Dragonetti

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 Unit A-2, Hickory Place Condominiums, of record in Master Deed of record in Book 6472, page 435 and referred to as Exhibit "A" found at page 454, said Book and re-recorded in Book 6476, page 663 and referred to as Exhibit "A" found at page 682, said re-recorded Book. Unit A-2 being part of the Unit Plan for Phase I, Section I, Hickory Place Condominiums, of record in Plat Boo 6250, page 228; all references of record in the Register of Deeds Office for Davidson County, Tennessee.

BEING the same property conveyed to Ronald G. Grizzard and wife Debra V. Grizzard by deed from Frank C. Batson and wife Judy W. Batson, of recor din Book 6503, page 685, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6472, page 435 and re-recorded in Book 6476, page 663, Register's Office said County

THIS oonveyance is subject to a Deed of Trust executed by Ronald G. Grizzard and wife Debra V. Grizzard to Old Hickory Employees Credit Union, dated Feb. 19, 1985, with a present unpaid principal balance of approximately $39,730.44, of record in Book 6503, page 688 and re-recorded in Book 6509, page 523, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

THIS conveyance is subject to any and all existing restrictions and easement of record.

This is unimproved ( ) improved (XX) property, known as 442 Stewarts Ferry Pike, Nashville, TN 37214
(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 heir 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 covey 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 2nd day of July, 19 85

Debra V. Grizzard

Ronald G. Grizzard

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald G. Grizzard and wife, Debra V. Grizzard

~~or proved to me on the basis of satisfactory evidence~~ 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 2nd day of July, 19 85

Commission expires 10 - 14 - 85

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

J 2 2 6 5 6

IDENTIF. REFERENCE

JUL 23 8 24 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

~~Ronald G. Grizzard~~
Debra V. Grizzard

TO

John L. Dragonetti
~~Janice M. Dragonetti~~

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

43730.44- CAPT.
113.62 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 120.12-
0176A07/23/65 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 2 6 5 6

IDENTIF. REFERENCE

JUL 23 8 24 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 156312