BOOK 657 PAGE 669

BOX 15

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 1985.

Notary Public

MY COMMISSION EXPIRES: 1-4-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attys. Suite C-301 2002 Richard Jones Rd. Nash., TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aberdeen Properties, Inc. (NAME)	Same (NAME)	131-12
110 29th Ave N (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 59
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	16DA 38063

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, James A. Ragghianti et ux, Mary K. Ragghianti

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aberdeen Properties, Inc.

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 Lot No. 14 on the Map of Battery Park, as of record in Book 1130, page 103, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Biltmore Drive at the corner of Lots Nos. 14 and 15; thence with the line between said two lots southwardly 200 feet to the northerly line of Lot No. 29; thence with said line eastwardly 137.7 feet to the westerly margin of Scenic Drive; thence with said Drive northeastwardly 206.5 feet to the beginning of a curve; thence around said curve with a radius of 20 feet northwestwardly 44.04 feet to the southerly margin of Biltmore Drive; thence with said Drive westwardly 243.3 feet to the beginning. *See below.

BEING the same property conveyed to James A. Ragghianti and wife, Mary K. Ragghianti by deed from Tyanne Dill Bissell and husband, Roger Bissell of record in Book 5856, page 402, said Register's Office for Davidson County, Tennessee.

* This property has since been resubdivided and is now described as lots No. 1 & 2 on the resubdivision of lot No. 14 of Battery Park Subdivision, as of record in Book 6200, page 243, said Register's Office, and includes the above property as well as that portion on the easterly side added by Metro bill No. 75-28.

This is unimproved ( ) improved ( ) property, known as 1101 Biltmore; Nashville, TN 37204
(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 29th day of March, 19 85

X Mary Kee Ragghianti — Mary Kee Ragghianti

James A. Ragghianti — James A. Ragghianti

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named James A. Ragghianti et ux, Mary K. Ragghianti

the bargainors, 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 29th day of ~~March~~ Sept, 19 85

Commission expires 4-14-87

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

TO

PREPARED BY:

WALT, DYER & JAMES, Attorneys
Suite C-301
2002 Richard Jones Road
Nashville, TN 37215
Phone: (615) 297-0925

IDENTIFICATION REFERENCE

OCT 2 | 58 PM '85

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REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6671 PAGE 641

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

100000.00- CAITL
260.00 CSTAX
.50 PREEL
6.00 WDEED
CHECK 266.50-
270|A10/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41197

IDENTIFICATION REFERENCE

OCT 2 | 53 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178270