BOOK 6810 PAGE 103

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 19 86.

Notary Public

MY COMMISSION EXPIRES: 4-25-1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY File No. 4903

STINNETT & WILKINSON, Attorneys at Law, 108 S. Main St., Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Ferrari (NAME)	SAME (NAME)	Pt. 116-12-111
412 Charlesgate Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pt. 117-9-22
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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~~ I, Lura Bainbridge, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mario Ferrari

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. 11 on the Plan of Burlington Subdivision, A Planned Unit Development, of record in Book 5200, pages 403, 404 and 405, as amended in Book 5800, page 185, said Register's Office.

Said Lot No. 11 fronts 104.95 feet on the east side of Charlesgate Court and runs back 69.99 feet on the northerly line and 71.26 feet on the southerly line to a line in the rear which measures 102.47 feet thereon.

BEING the same property conveyed to Lura Bainbridge, by deed from Creason Clayton Construction Company, Inc. and Four-O-One Financial Corp., a joint venture, of record in Book 6141, page 767, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement to City of Nashville for Sanitary Sewers, of record in Book 3401, page 545, said Register's Office, and easement and setback lines as shown on the Plat of record in Book 5863, page 796, as amended in Book 6040, page 134, Register's Office for Davidson County, Tennessee.

As a part of the consideration for this conveyance, Grantee assumes and agrees to pay the remaining balance in the amount of $151,737.23 on a note payable to the order of Greeneville Federal Savings and Loan, and being more particularly described in a Deed of Trust of record in Book 6141, page 770, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as _____
(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 my hand this 20th day of March, 1986

Lura Bainbridge

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lura Bainbridge, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of March 19 86

Commission expires 10-25-88

James W. Stennett
Notary Public

STATE OF TENNESSEE
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

LURA BAINBRIDGE, unmarried

TO

MARIO FERRARI

MAIL DEED

IDENTIFICATION REFERENCE

MAR 21 10 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

85030

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
			260000.CO- CAMT.	
			650.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	656.50-
			5410AC3/21/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85030

IDENTIFICATION REFERENCE

MAR 21 10 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 229671