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FILE BOX 9

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Patrick J Ruggieri
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF April 1986

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Ruggieri, et ux c/o Jack W. Robinson P.O. Box 2757 Nashville, TN 37219 (CITY) (STATE) (P. O. ZIP)	SAME (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	MAP 154 PARCEL 110

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, Harvill W. Lazenby and wife, Mary Carson Lazenby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick Ruggieri and wife, Virginia Ruggieri

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, described in part according to a survey made by Elbert F. Luther, Jr., Registered Engineer, No. 2799, dated August, 1985, as follows:

Beginning at an iron pin in the center of Poplar Creek Road, same being the northeast corner of Milton Sawyer, thence with the Sawyer east line, South 1° 30' West, 1,311.2 feet to an iron pin on the hill; thence South 76° 00' East, 35.3 feet; thence South 37° 00' East, 366.0 feet to a 24 inch gum tree; thence South 5° 00' East, 459.2 feet to an iron pin in the fence corner; thence on a new line South 84° 43' East, 1,333.24 feet to an iron pin in the fence corner; thence North 4° 30' East, 1,105.5 feet to an iron pin on the slope of the hill; thence North 85° 30' West, 1,105.5 feet to an iron pin on the slope of the hill, thence North 5° 30' East, 991.5 feet to a spike in the center of Poplar Creek Road, thence with the center of said road, South 78° 44' West, 21.0 feet to a point; thence with the center of Poplar Creek Road, North 68° 16' West, 390.82 feet to a spike in the center of Poplar Creek Road, thence with the center of said road, North 87° 40' West, 275.28 feet to the beginning, containing 51.65 acres, more or less.

Being part of the same property conveyed to Harvill W. Lazenby and wife, Mary Caron Lazenby by deed from A.D. Sawyer, Herbert Sawyer, E. Walter Sawyer, and J.T. Sawyer of record in Book 2034 at page 157, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 51.65 acres, more or less, Poplar Creek Rd., Nashville, TN
(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 hands this 1st day of April, 1986

Mary Carson Lazenby
Mary Carson Lazenby

Harvill W. Lazenby
Harvill W. Lazenby

Mary C. Lazenby

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Harvill W. Lazenby and wife, Mary Carson Lazenby

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 1st day of April 1986

Commission expires 11-1-87

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

Harvill W. Lazenby and wife,

Mary Carson Lazenby

TO

Patrick Ruggierri and wife,

Virginia Ruggierri

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
APR 8 2 31 PM '86

IDENTIFICATION REFERENCE:

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

8.9 7.4 S.

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

RECEIVED OF _____ BOOK 6824 PAGE 220

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

160000.00- CAMT.
416.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 422.50-
1002A04/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 9 7 4 9

IDENTIFICATION REFERENCE

APR 8 2 51 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 235141