THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys at Law
300 James Robertson Parkway
Nashville, Tennessee 37201

BOOK 6839 PAGE 992

FROM: NANCY J. SPROUSE ("GRANTOR")

TO: LEO SANTORO and wife,
JOAN M. SANTORO ("GRANTEES")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.:
Leo Santoro et ux. 1401 Gallatin Road Nashville, TN 37216	Leo Santoro 1401 Gallatin Rd Nashville, Tenn 37216	72-13-394

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF NINETY THOUSAND, FIVE HUNDRED DOLLARS ($90,500.00) cash in hand paid by Leo Santoro, and wife, Joan M. Santoro, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged; I, Nancy J. Sprouse, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said Leo Santoro and wife, Joan M. Santoro, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows to wit:

TRACT I:
Land in Davidson County, Tennessee, being part of Lots Nos. 1 and 2 on the Plan of A. H. Robinson's Subdivision of Lots Nos. 28, 29 and part of Lot No. 30 of the Brownsville Addition, the plan of which subdivision is of record in Book 57, page 1, Register's Office for said County, and described as follows:

Beginning on the north margin of Straightway Avenue, formerly Main Street, at a point 90 feet east of the east margin of Gallatin Pike; running thence east with the north margin of Straightway Avenue, 50 feet to a point which is on a line with the west margin of an alley now open on the south side of said Avenue, if said alley were extended; thence northwardly 115 feet parallel with the Gallatin Pike, to a point in the south line of James Hollins lot; thence with his line, west 50 feet to a point; thence southwardly parallel with the Gallatin Pike 115 feet to Straightway Avenue to the beginning.

Also a triangular strip of land lying immediately east of the above described property and being part of Lot No. 1 of A. H. Robinson's Subdivision, the plan of which is of record in Book 57, page 1, Register's Office for said County, and is described as follows:

Beginning on the northerly margin of Straightway Avenue, formerly Main Street, 140 feet east of the northeast corner of Gallatin Pike and Straightway Avenue, being the southeast corner of the lot conveyed to Atlantic Ice and Coal Co. by deed from H. G. Hill Realty Company of record in Book 670, page 645, Register's Office for said County; thence easterly along the northerly margin of Straightway Avenue 10 feet to a point; thence at right angles northerly and a straight line to the easterly margin of lot conveyed to Atlantic Ice and Coal Co. by deed from H. G. Hill Realty Co.; 42 feet, more or less; thence southwesterly, along the easterly margin of said lot, 42 feet, more or less, to the point of beginning.

TRACT II:
A tract of land in the 11th, formerly the 18th Civil District of Davidson County, being a part of Lots Nos. 1 and 2 in A. H. Robinson Subdivision of part of Brownsville, a plan of which Subdivision is of record in Book No. 57, page 1, of the Register's Office for said County, and is particularly described as beginning at a point on the east side of Gallatin Turnpike, at its intersection with the north margin of Straightway Avenue, formerly Main Street, running thence eastwardly along the northerly margin of Straightway Avenue 90 feet, more or less, to a point in the southwest corner of a 50 foot lot heretofore sold by H. G. Hill Company to the Atlantic Ice and Coal Company on April 22nd, 1925; thence northwardly parallel with the Gallatin Pike 115 feet to a point in the northwest corner of said 50 foot lot heretofore sold; thence westwardly parallel with Straightway Avenue 90 feet, more or less, to the east margin of the Gallatin Pike; thence southwardly with the east margin of said Pike 115 feet to the point of beginning.

Being the same property conveyed to H. C. Sprouse and wife, Nancy J. Sprouse, by deed from H. G. Hill Realty Company of record in Book 3309, page 212, said Register's Office. The said H. C. Sprouse having since died.

This is improved property known as 1401 Gallatin Road, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Leo Santoro and wife, Joan M. Santoro, their heirs and assigns, forever.

And I do covenant with the said Leo Santoro and wife, Joan M. Santoro, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1986 real property taxes which have been prorated between the parties and assumed by Grantees.

And I, Nancy J. Sprouse, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Leo Santoro and wife, Joan M. Santoro, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of April, 1986.

Nancy J. Sprouse
Nancy J. Sprouse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Charles M. Robin, a Notary Public in and for said County and State, the within named NANCY J. SPROUSE, unmarried, the bargainor, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 28th day of April, 1986.

Charles M. Robin
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Mar. 8, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,500.00.

Leo Santucci
AFFIANT

Subscribed and sworn to before me, this 28th day of April, 1986.

Charles M. Robin
NOTARY PUBLIC

My Commission Expires: March 8, 1989

95301

IDENTIFICATION REFERENCE

APR 28 1 25 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 6839 PAGE 995

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

90500.00- CAMT.
235.30 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 244.80-
76304 04/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95301

IDENTIFT REFERENCE

APR 28 | 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241611