BOOK 6982 PAGE 171 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$63,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 19 86

Notary Public

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

File # 19444
Loan # 204165

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| BHAGAT SINGH RANGI (NAME) | Mortgage Corporation of the South (NAME) | MAP 74-16 |
| 5020 Bonnahill Drive (STREET ADDRESS OR ROUTE NUMBER) | 2119 6th Avenue, North (STREET ADDRESS) | PAR 74 |
| Hermitage, Tn 37076 (CITY) (STATE) (P.O. ZIP) | Birmingham, Alabama 35203 (CITY) (STATE) (ZIP) | 4D 32554 |

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, STEVEN W. GIORNO et ux ANDREA Y. GIORNO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BHAGAT SINGH RANGI et ux BALWANT KAUR RANGI

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 441 on the Plan of Hermitage Hills - Section 5 as of record in Book 3300, Page 1, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Steven W. Giorno et ux Andrea Y. Giorno by deed from B. F. Spruill et ux Frances Spruill of record in Book 5668, Page 151, Register's Office for Davidson County, Tennessee.

43265

IDENTIFICATION REFERENCE

SEP 17 3 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

09/17 132.95-

309

unimproved ( X )
This is improved ( ) property, known as 5020 Bonnahill Drive, Hermitage, Tn 37076
(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 their hands this 4th day of September, 19 86

X Steven W. Giorno
STEVEN W. GIORNO

X Andrea Y. Giorno
ANDREA Y. GIORNO

**STATE OF TENNESSEE**
**Davidson County**

BOOK 6982 PAGE 172

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN W. GIORNO et ux ANDREA Y. GIORNO

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of September, 19 86

Commission Expires 4-19-87

Notary Public

**STATE OF TENNESSEE**
**Davidson County**

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

STEVEN W. GIORNO

ANDREA Y. GIORNO

BHAGAT SINGH RANGI

BALWANT KAUR RANGI

Saturn & Mazer, Attorneys
Row 1
Box 7

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

RECEIVED OF _____

FOR _____

BOOK 6982 PAGE 173

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

63000.CO- CAMT.
176.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 182.90-
3309A09/17/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

43265

IDENTIFT REFERENCE

SEP 17 3 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 296093