Prepared by: M.Wesley Hall, III
Attorney at Law
223 Madison Street
Suite 212
Madison, Tennessee 37115

Mail

WARRANTY DEED

BOOK 7064 PAGE 130

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Holland	Troy & Nichols, Inc.	119-6 274
Michael J. Dioguardi (NAME)	(NAME)	
P.O. Box 90015	P.O. Box 4025	6DA-15170
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Monroe, Louisiana 71211-4025	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.00)---------- *Dollars,* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid balance owing on a note in the original amount of $52,938.00, to Troy & Nichols, Inc., secured by a Deed of Trust to Tommie J.Ferguson, Trustee, of record in Book 6880, page 928, Register's Office for Davidson County, Tennessee,

Charles H. Johnson

have this day bargained and sold, and do hereby transfer and convey unto the said

James A. Holland and Michael J. Dioguardi, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Rosewood Estates, Section I, as of record in Book 4955, page 29, Register's Office for said County.

Said Lot 32 fronts 76.44 feet on the northerly margin of Peachtree Street and extends back between lines, measuring 163.36 feet on the easterly side and 153.0 feet on the westerly side to a line in the rear measuring 50.76 feet.

Being the same property conveyed to Charles H. Johnson by deed from Richard Eugene Seaby and wife, Ruth Meisenhelder Seaby, of record in Book 6087, page 12, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 59,840.20

Subscribed and sworn to before me, this the 5th day of December 19 86

Affiant

My commission expires: 5/13/90 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 8 Peachtree Street, Nashville, TN 37210 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

James A. Holland and Michael J. Dioguardi, their

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 5th *day of* December 19 86 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Charles H. Johnson

CHARLES H. JOHNSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ...the..undersigned..... , a Notary Public in and for said County and State, ...Charles..H...Johnson.....
.....
.....(or proved to me on the basis of satisfactor
the within named bargainor ..... , with whom I am personally acquainted, and who acknowledged that ..he..... evidence)
executed the within instrument for the purpose therein contained.

Witness my hand and official seal at .....Madison..... Tennessee,
this .....5th..... day of .....December....., 19 ...86....

Susan S. Elliott ..... Notary Public

Commission expires .....5/13/90.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... , a Notary Public of the State and County aforesaid, personally appeared .....
with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be .....
..... of the .....
the within named bargainor, a corporation, and that ..... he as such .....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....,
this ..... day of ....., 19 .....

..... Notary Public

Commission expires .....

WARRANTY DEED

FROM

CHARLES H. JOHNSON

TO

JAMES A.HOLLAND AND
MICHAEL J. DIOGUARDI

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

FILED FOR RECORD AND RECORDED IN
DAVIDSON COUNTY, TN
FELIX Z. WILSON CO. REGISTER

Dec 9 | 12 PM '86

IDENTIFICATION REFERENCE

7 1 2 8 2

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

53843.20- [illegible]
167.44 STX
.50 [illegible]
6.00 [illegible]
CHECK 173.94-
5:50AM 12/09/86 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71282

IDENTIFICATION REFERENCE

Dec 9 1 12 PM '86

FELIX Z. WILSON TR REGISTER
DAVIDSON COUNTY, TN

No. 20934