File 31

This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Mortgagees:	Map-Parcel Numbers:
Rudy Mariutto and wife, Rita Mariutto 224 Ensworth Place Nashville, TN 37205	None	116-4-78

DAVIDSON COUNTY, TN
FILED & RECORDED
Dec 31 3 32 PM '86

TENNESSEE REFERENCE

78986

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, THE ENSWORTH SCHOOL, the Grantor herein, has bargained and by these presents does transfer and convey unto RUDY MARIUTTO and wife, RITA MARIUTTO, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 2 and the northerly 75 feet of Lot No. 3 on the Revised Plan of Mrs. Claude Waller's Resubdivision of certain lots on the Map of Ensworth, as of record in Book 421, page 175, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING in the center of Woodlawn Avenue where the center of Ensworth Avenue intersects the same, being the northwest corner of said Lot No. 2, and running thence eastwardly with the center of Woodlawn Avenue 541 feet to a point which is 25 feet west of the center of Oaklawn Avenue, thence southwardly parallel with and 25 feet west of the center of Woodlawn Avenue 225 feet to a point; thence eastwardly and parallel with Woodlawn Avenue 25 feet to the center of Oaklawn Avenue; thence southwardly with the center of Oaklawn Avenue 150 feet; thence westwardly and parallel with the center line of Woodlawn Avenue 566 feet to the center of Ensworth Avenue; thence with the center of said Avenue northwardly 375 feet to the point of beginning.
>
> BEING the same property conveyed to The Ensworth School by quitclaim deed from John L. Chambers, Trustee, of record in Book 4823, page 9 and by deeds from James F. Holt of record in Book 4153, page 855, and from Marvin E. Holderness of record in Book 4455, page 986, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except 1986 taxes which are to be paid by Grantor and restrictive covenants of record in Book 615, page 576 and Book 1371, page 597, said Register's Office. Grantor does further covenant and bind itself, its

successors 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.

WITNESS our hands this 31st day of December, 1986.

THE ENSWORTH SCHOOL

By: Wentworth Caldwell Jr.

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Debbie L. Sloan, of the state and county aforesaid, personally appeared Wentworth Caldwell, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of The Ensworth School, the within named bargainor, a corporation, and that he as such president, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as president.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of December, 1986.

Debbie L. Sloan
Notary Public

My Commission Expires:

11-12-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $420,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed this
31st day of December, 1986.

Debbie L. Sloan
Notary Public

My Commission Expires:

11-12-90

JH/kwn

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

RECEIVED OF _____

FOR _____

BOOK 7090 PAGE 526

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

420 .10- CAMT.
1170.00 STAX
.50 PRFE
6.00 WDEED
CHK # 1182.60-
354SA12/31/86 SAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78686

IDENTIFICATION REFERENCE

DEC 31 3 32 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 29212