car766:12/30/87

File Dog 6 car

FROM: FRANCO MARIUTTO

TO: FLORENTINE TILE & TERRAZZO COMPANY

THIS INSTRUMENT PREPARED BY:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Florentine Tile & Terrazzo Company<br>P.O. Box 24416<br>Nashville, Tennessee 37202 | Same | Map 92-16<br>Parcel 256 |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $48,000.00.

Franco Mariutto
Affiant

Subscribed and sworn to before me, this the 30th day of December, 1987.

Carol R. Reeves
Notary Public

My Comm. Expires: 5/13/89

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, I, Franco Mariutto, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Florentine Tile & Terrazzo Company, a Tennessee corporation, hereinafter called "GRANTEE", its successors and assigns, all of my right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 223 in O. B. Hayes Second Plan of Small Lots of record in Plan Book 1, page 81, Chancery Court of Nashville, Tennessee.
>
> Said Lot 223 fronts 50 feet on the southerly side of Division Street (formerly Shields or McTyeire Street) and runs back between parallel lines 150 feet more or less to an alley.
>
> Being the same property conveyed to Rudy Mariutto, Tony Bertoli and Franco Mariutto, by Quitclaim Deed from Bertoli and Mariutto Associates, a Tennessee joint venture, and Rudy Mariutto, Tony Bertoli and Franco Mariutto, of record in Book 7439, page 715, said Register's Office.

The property conveyed in this instrument is not the usual place of residence of the Grantor.

This is improved property known as 1911 Division Street, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of an undivided one-third (1/3) interest in said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 his hand this 30 day of DECEMBER, 1987.

Franco Mariutto

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Franco Mariutto, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of December, 1987.

Carol R. Lewis
NOTARY PUBLIC

My Commission Expires: 5/13/89

9 4 6 1 1

IDENTIFICATION REFERENCE

DEC 31 11 41 AM '87

DAVIDSON COUNTY, TN

4741 12/31 0101 03CHECK 140.90

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7439 PAGE 721

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 48000.00
CON TX 134.40
PRFEE 0.50
WDEED 6.00
TOTAL 140.90
CHECK 140.90

12/31/87 01 11:42 0001 4741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 4 6 1 1

IDENTIFI REFERENCE

DEC 31 11 41 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 49805