THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike 0168 08/30 0101 03CHECK 72.50
Goodlettsville, Tennessee 37072

BOOK 7639 PAGE 192

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Thomas Travaglini, et ux 1003 Riverside Drive Old Hickory, TN 37138	Same as new owner	Map 44-15 Parcel 421 Field Book 4D 45920

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption of a certain Note and Deed of Trust dated April 8, 1985, executed by Edward R. Durham and wife, Susan B. Durham and secured by a Deed of Trust to W. G. Traber, Trustee, of record in Book 6529, page 803, Register's Office for Davidson County, Tennessee, to secure to Mildred B. Miller, the original principal amount of Ten Thousand Dollars ($10,000.00), which the GRANTEE assumes in full and holds GRANTOR harmless from same, the receipt of all of which is hereby acknowledged, we, EDWARD R. DURHAM and wife, SUSAN B. DURHAM, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said THOMAS TRAVAGLINI and wife, JACQUE TRAVAGLINI, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 3A, Section B, Village of Old Hickory, as of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description thereof.
>
> BEING the same property conveyed to Edward R. Durham and wife, Susan B. Durham, by deed from Mildred B. Miller, a widow, of record in Book 6529, page 800, Register's Office for Davidson County, Tennessee; and

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, the GRANTORS, 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 warrant that the same is unencumbered, except for the following:

(1) Taxes for the year 1988, a lien not yet due and payable, which have been prorated between the parties and assumed in full by the GRANTEE herein; and,

(2) Those matters as they appear on the Plan of record in Book 1424, page 67, said Register's Office.

And we, the GRANTORS, do further covenant and bind ourselves, 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.

WITNESS our hands on this the 25th day of August, 1988.

Edward R. Durham
EDWARD R. DURHAM

Susan B. Durham
SUSAN B. DURHAM

6101

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD R. DURHAM and wife, SUSAN B. DURHAM, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 25th day of August, 1988.

NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Affiant

Sworn to and subscribed before me, this the 25th day of August, 1988.

NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7639 PAGE 194

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	20000.00
CON TX	66.00
PRFEE	0.50
WDEED	6.00
TOTAL	72.50
CHECK	72.50

08/30/88 01 10:09 0001 2168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63101

IDENTIFICATION

AUG 30 10 09 AM '88

FELIX Z WILSON TN REGISTER
DAVIDSON COUNTY TN

No. 128665