Box 58/RODC

BOOK 7675 PAGE 741

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,000.00

Shirley A. Sovine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 19 88

Jeffrey W. Combos
Notary Public

MY COMMISSION EXPIRES: January 21, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Combos & Lawless, P.C. First American Center Nashville, TN 37238-0057
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Roger Wayne Sovine	NEW OWNER	MAP 143-2-A
(NAME) 544 Harpeth Trace Drive	(NAME)	PARCEL 23.00
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, Frank J. Spalluzzi, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger Wayne Sovine and wife, Shirley A. Sovine

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:

Being Lot No. 23 on the Plan of Harpeth Trace Estates, Section Three, as of record in Plat Book 5200, page 751, 752 and 753, Register's Office for said County, to which reference is made for a more complete description of said lot.

Being the same property conveyed to Frank J. Spalluzzi by deed from John R. Beesley, III, Trustee, of record in Book 6779, page 276, Register's Office for Davidson County, Tennessee.

7.5 5 1.8

IDENTIFICATION REFERENCE

Oct 12 1 31 PM '88

FILED & RECORDED
DAVIDSON COUNTY, TN

6184 10/12 0101 03CHECK 580.70

This is improved (XX) unimproved ( ) property, known as 544 Harpeth Trace Drive, Nashville, TN 37221
(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 my hand this 11th day of October, 19 88

Frank J. Spalluzzi

BOOK 7675 PAGE 742

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Frank J. Spalluzzi, a single person

with whom I am personally acquainted, and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained. EOS

Witness my hand, at office, this 11th day of October, 19 88

Commission expires January 21, 1990

Jeffrey W. Combos Notary Public

JEFFREY W. COMBOS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of , 19 .

Commission expires

Notary Public

WARRANTY DEED

FROM

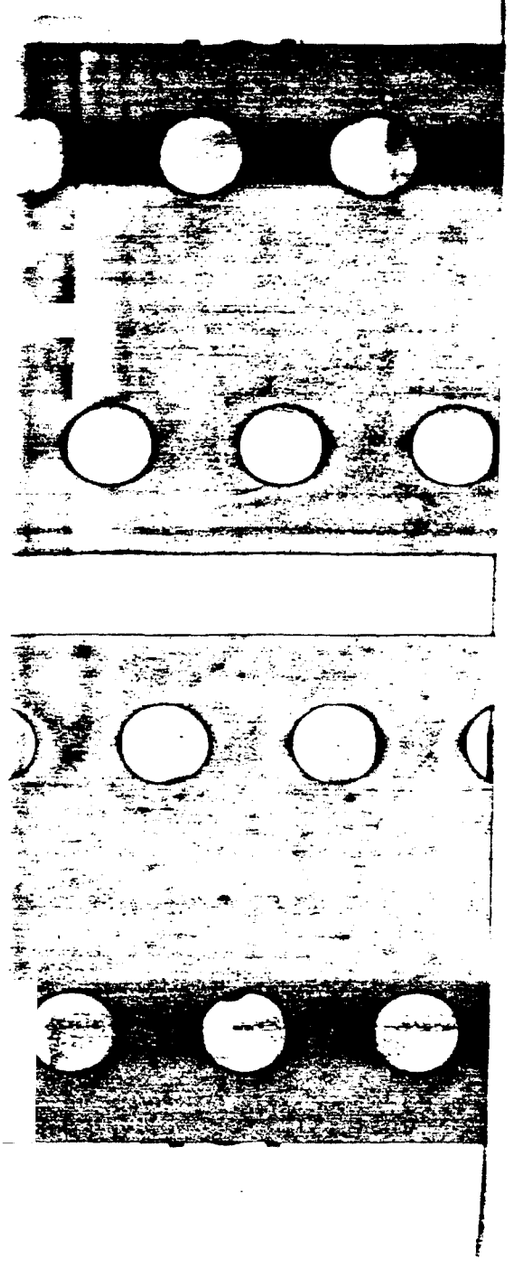
Frank J. Spalluzzi, a single person

TO

Roger Wayne Sovine and wife, Shirley A. Sovine

Prepared by:

COMBOS & LAWLESS
A PROFESSIONAL LAW CORPORATION
TWENTY-THIRD FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238-0057



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7675 PAGE 743

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	174000.00
CON TX	574.20
PRFEE	0.50
WDEED	6.00
TOTAL	580.70
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	580.70

10/12/88 01 13:36 0001 6194

7.55 1.8

IDENTIFICATION

OCT 12 1 31 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY

No. 142988