BOOK 7694 PAGE 6 Box 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,900.00

Dana Battaglia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19[illegible]

Notary Public Jeffrey W[illegible]

MY COMMISSION EXPIRES: January 21, 1990[illegible]

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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
Richard S. Battaglia	New Owner	MAP 103-03
(NAME) 4801 Nebraska Avenue	(NAME)	PARCEL 248.00
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37209	(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, John R. Wood and wife, Julie Ann Wood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard S. Battaglia and wife, Dana Battaglia

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:

Land in Davidson County, Tennessee, being Lot No. 1 of Block 20, on the Plan of a part of Sylvan Park, as of record in Book 332, page 104, Register's Office for said County.

Said Lot No. 1 fronts 60 feet on the south side of Nebraska Avenue and runs back between parallel lines, along the west margin of North 48th Street, 160 feet to an alley in the rear.

Being the same property conveyed to Jewel Fishburn and wife, Sara C. Fishburn and John R. Wood and wife, Julie Ann Wood, and Carol M. Fishburn, by deed from David L. Durham, of record in Book 6601, page 207 AND QUITCLAIM DEED to John R. Wood and wife, Julie Ann Wood of record in Book 7640, page 936, Register's Office for Davidson County, Tennessee.

FELIX Z WILSON-REGISTER DAVIDSON COUNTY, TN
Nov 2 2 31 PM '88
IDENTIFICATION REFERENCE
8 2 0 4 7

This is unimproved ( ) improved (XX) property, known as 4801 Nebraska Avenue, Nashville, TN 37209
(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 our hand s this 31st day of October, 19 88

John R. Wood

Julie Ann Wood

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, John R. Wood and wife, Julie Ann Wood

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

Witness my hand, at office, this 31st day of October, 19 88

Commission expires January 21, 1990

Jeffrey W. Combs
Notary Public

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

John R. Wood and wife, Julie Ann Wood

TO

Richard S. Battaglia and wife, Dana Battaglia

3731 11/02 0101 03CHECK 256.97

Prepared by:

COMBS & 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 7694 PAGE 8

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	75900.00
CON TX	250.47
PRFEE	0.50
WDEED	6.00
TOTAL	256.97
CHECK	256.97

11/02/88 01 14:33 0001 3731

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 2 0 4 7

IDENTIFICATION REFERENCE

NOV 2 2 31 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 150346