THIS INSTRUMENT PREPARED BY:
John P. Long, Attorney
One Union Street
Nashville, TN 37219-0428

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500

John Catignani Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 19 89.

John P. Long
Notary Public

MY COMMISSION EXPIRES 3-11-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Daniel & Angela Catignani	Same	Map 117-07
(NAME)	(NAME)	
1821 Lombardy Ave.		Parcel 34
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN ~~37212~~ 37215		
(CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (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 O. Catignani, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel F. Catignani and wife, Angela C. Catignani

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN

COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 28 and the easterly 88 feet of Lot No. 29 of Block "A" on the Final Plat of the Walter Stokes Home Place, as of record in Book 974, Page 92, Register's Office for said County.

Said parts of Lots Nos. 28 and 29 front together 113 feet on the southerly side of Lombardy Avenue and run back between parallel lines, 170 feet to a dead line.

Being the same property conveyed by deed to John O. Catignani, Sr. from Robert Joseph Catignani, Andrew B. Catignani, John O. Catignani, Jr., Daniel F. Catignani and James C. Catignani by deed dated May 6, 1988, of record in Book 7537, Page 896, R.O.D.C.

RUSH
MAR 6 10 39 AM '89
REGISTER'S OFFICE
NASHVILLE, TN
TENNESSEE REGISTER

13805

unimproved ( )
This is improved (X) property, known as 1821 Lombardy Avenue, Nashville, Tennessee 37212
(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 ti, 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 on this 5th day of January, 19 89

John Catignani Jr - attorney in fact
Robert J Catignani - attorney in fact

STATE OF TENNESSEE
Davidson County

BOOK 7786 PAGE 321

Personally appeared before me, John P. Long, a Notary Public in and for said County and State, the within named John O. Catignani, Sr., through John O. Catignani, Jr. and Robert J. Catignani, attorneys in fact, by virtue of Power of Attorney of record at Book 7387 Page 496 R.O.D.C. the bargainor _____, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville _____, Tennessee, this 5th day of January 19 89

Commission expires 3-11-91

John P. Long
Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

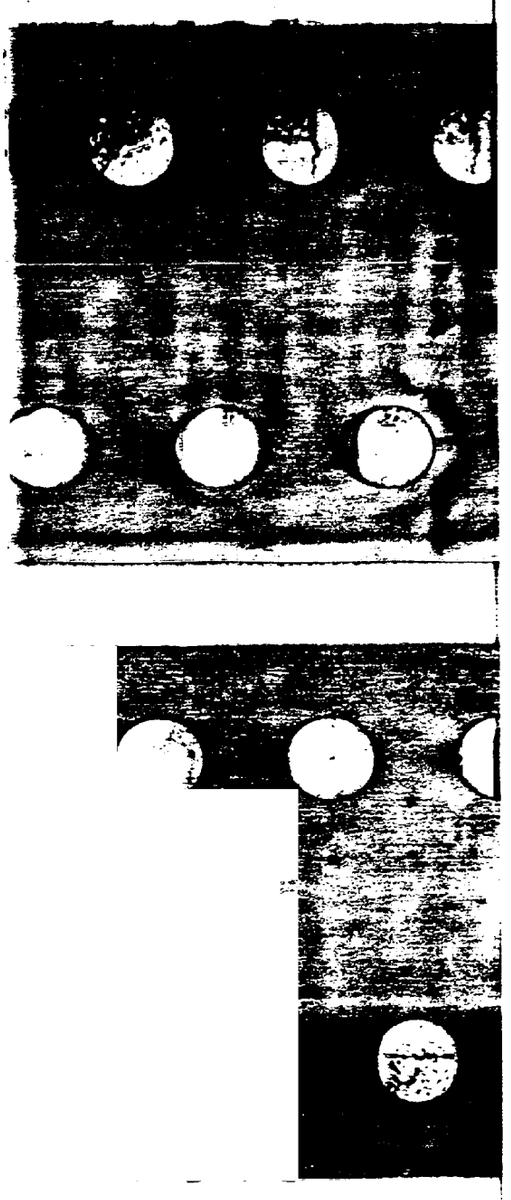
JOHN O. CATIGNANT, SR.

TO

DANIEL F. CATIGNANT and wife,
ANGELA C. CATIGNANI

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

2627 03/06 0101 03CHECK 278.75



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7786 PAGE 322

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	82500.00
CON TX	272.25
PRFEE	0.50
WDEED	6.00
TOTAL	278.75
CHECK	278.75

03/06/89 01 10:41 0001 2627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13805

IDENTIFICATION REFERENCE

MAR 6 10 39 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 187199