[redacted]

~~XXXXXXX~~

COUNTY OF Hampshire United Kingdom

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 19 90

Notary Public

MY COMMISSION EXPIRES 9 Oct 92

(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY
Jordan and Associates., One Burton Hills Blvd, Ste.220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene R. Giarratana	Park Avenue Mortgage Co., Inc.	104-04
(NAME)	(NAME)	
1108 - 16th Avenue South	50 Century Boulevard, Suite 200	PARCEL 180
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, Tennessee 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Phillip Goodhand-Tait

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene R. Giarratana

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 parts of Lot Nos. 88, 89, and 90 on the plan of the subdivision of the Boyd Ament Tract, as of record in Book 21, page 83, Register's Office of Davidson County, Tennessee, and described according to a survey made by W. B. Southgate, Surveyor, of record in Book 332, page 82, Register's Office of Davidson County, TN as follows:

Beginning on the easterly margin of 16th Avenue South 100 feet northwardly from the northeast corner of said avenue and Edgehill Avenue; thence eastwardly 151.5 feet to the westerly margin of an alley; thence with said alley northwardly 35 feet; thence westwardly 151.5 feet to the easterly margin of 16th Avenue South; with said Avenue southwardly 35 feet to the beginning.

Included herein, but excluded from this conveyance, and this conveyance is subject to, an easement for ingress and egress on and along the easterly 64.5 feet of the north boundary line and being ten feet wide of the within described property being conveyed.

This conveyance is made together with the conveyance of an easement for ingress and egress measuring 10 feet wide and running on and along the easterly 64.5 feet of the south boundary line of property known as 1106 16th Avenue South and

CONTINUED ON EXHIBIT A ATTACHED HERETO.

unimproved ( )
This is improved (X) property, known as 1108 - 16th Avenue South, Nashville, TN 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 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 10th day of April 1990

Phillip Goodhand-Tait

[redacted]

BOOK 8103 PAGE 562

~~STATE OF~~
COUNTY OF Hampshire United Kingdom

Personally appeared before me, the undersigned IAN LEONARD GORDON, a Notary Public in and for said County and State, the within named Phillip Goodhand-Tait

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at 9 College Place Southampton England, this 06 day of April 1990.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

~~Phillip Goodhand-Tait~~

TO

Eugene R. Giarratana

RETURN TO:

Jordan and Associates.
One Burton Hills Blvd, Ste.220
Nashville, TN 37215

further described as being the northerly part of Lots 88, 89, and the north part of the west part of Lot 90 of the Boyd Ament Tract and as recorded in Book 21, page 83 and more particularly described as beginning at a point on the easterly margin of 16th Avenue South, 135 feet north of the northeast corner of said Avenue and Edgehill; being the northwest corner of the property conveyed to George C. Bradley, by deed of record in Book 370, page 574, Register's Office of Davidson County, Tennessee; thence easterly along Bradley's north line 151.5 feet to Bradley's northeast corner; thence northerly along the westerly margin of Alley No. 438 extended, 34-1/2 feet more or less to the southeast corner of Lot 3 in the Walsh and Wrenne's Subdivision of record in Book 182, page 464, Register's Office of Davidson County, TN, thence westerly along the south line of Lot 3, being the north line of the closed alley, 151-1/2 feet to the easterly margin of 16th Avenue South; thence southerly along the easterly margin of said Avenue, 34-1/2 feet more or less to the beginning.

This conveyance is subject to any and all easements and restrictions of record.

Being the same property conveyed to Phillip Goodhand-Tait by deed from Stan Byrd, of record in Book 7706, page 421, Register's Office for Davidson County, Tennessee.

Phillip Goodhand-Tait

2430

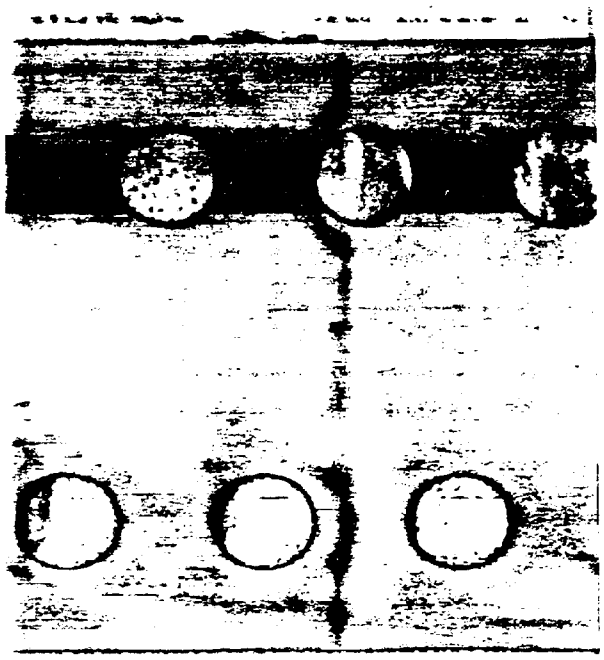
IDENTIFICATION REFERENCE

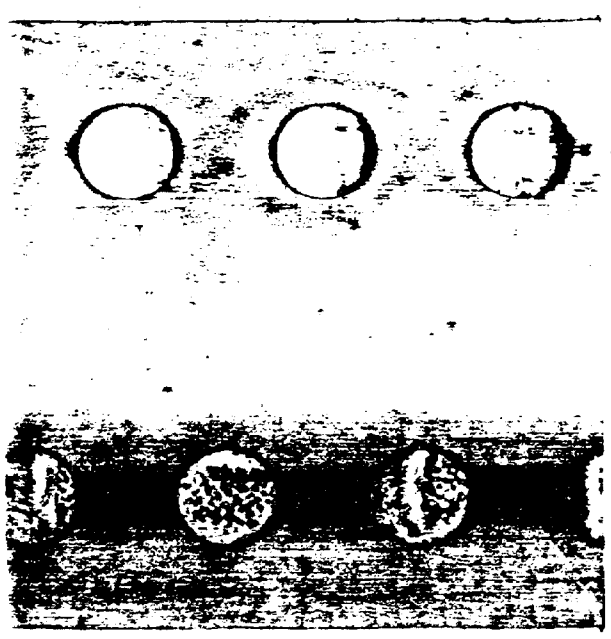
MAY 7 3 59 AM '90

DAVIDSON COUNTY, TN

7471 05/07 0102 JSCHECK

$30.00





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

RECEIVED OF _____

FOR _____

BOOK 8103 PAGE 564

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
220000.00
CON TX 726.00
PRFEE 1.00
WDEED 9.00
TOTAL 736.00
CHECK 736.00
05/07/90 01 09:00 0001 9191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2430U.

IDENTIFT REFERENCE

MAY 7 8 59 AM '90

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN

No. 316669

[redacted] [redacted]