THIS INSTRUMENT PREPARED BY:
Robin S. Courtney
Waller Lansden Dortch & Davis
809 South Main St., Suite 300
P.O. Box 1035
Columbia, Tennessee 38402-1035

Tax Id. No. 104-5-90

BOOK 8375 PAGE 699

D E E D

I, ROBENIA R. SMITH, the testamentary trustee under the Last Will and Testament of Ethel R. Rizzardi, deceased, which appears of record in Will Book W(29), Page 311, of the Office of the Clerk & Master of Maury County, Tennessee, as an encroachment on the estate created therein for the use and benefit of JAMES F. RIZZARDI, deeming it to be necessary and desireable for his health, maintenance, and support do hereby transfer and convey unto JAMES F. RIZZARDI, his heirs and assigns, the following described tract or parcel of land lying and being within the City of Nashville, Davidson County, Tennessee, designated as 413 Greenway Avenue, more fully described as follows, to-wit:

> Being Lot No. 29 and the southerly 5 feet of Lot No. 28 on the Map of Hardison & Young's Lots in West End Park, being a subdivision of Lots 41 to 48 of the original plan of West End Park, of record in Book 421, Page 190, Register's Office for said County, and described according to a copy of a survey thereof made by Wm. Collier Parrish, Associates-Engineers, dated September 22, 1958, and described as follows:
>
> Said lot and part of said lot adjoin and front together 60 feet on the westerly side of Greenway Avenue and run back between lines, 220.5 feet on the northerly line and 253 feet on the southerly line, to a dead line, measuring 68.5 feet thereon.
>
> The foregoing description was taken from an earlier deed.
>
> Being the same property conveyed to Louis Thomas Rizzardi, Jr. and wife, Ethel Rizzardi, by deed of record in Book 1593, Page 195 of the Register's Office of Davidson County, Tennessee. The said Louis Thomas Rizzardi, Jr. predeceased Ethel Rizzardi who, upon his death took title to the property as surviving tenant by the entirety. Being a portion of the property passing under the Last Will and Testament of the said Ethel Rizzardi, which appears of record in Will Book W(29), Page 311, of the Office of the Clerk & Master of Maury County, Tennessee.

RECORDER'S MEMO
Legibility of writing, typing or printing in this
Document Unsatisfactory When Received.

TO HAVE AND TO HOLD, the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments, thereunto belonging or pertaining unto the said JAMES F. RIZZARDI, his heirs and assigns, in fee simple forever.

IN WITNESS WHEREOF, ROBENIA R. SMITH, testamentary trustee under the Last Will and Testament of Ethel R. Rizzardi, has caused this instrument to be executed on this the 7th day of June, 1991.

Robenia R. Smith

ROBENIA R. SMITH
Testamentary Trustee under the
Last Will and Testament of
Ethel R. Rizzardi

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, Robin S. Courtney, a Notary Public in and for the state and county aforesaid, personally appeared ROBENIA R. SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Testamentary Trustee under the Last Will and Testament of Ethel R. Rizzardi, the within-named bargainor, and that she as such Testamentary Trustee executed the foregoing instrument for the purposes therein contained by signing her name as Testamentary Trustee by herself as such Testamentary Trustee.

WITNESS my hand and seal, at office in Columbia, Tennessee, this 7th day of June, 1991.

Robin S. Courtney

Notary Public

My Commission Expires: April 15, 1992

ROBIN S. COURTNEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 75,000.

AFFIANT

Sworn to and subscribed before me, this 11th day of June, 1991.

Robin S. Courtney

NOTARY PUBLIC

MY COMMISSION EXPIRES:
April 15, 1992

ROBIN S. COURTNEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

The name and address of the property owner and institution responsible for payment of real property taxes on the property described herein:

FRED L. SMITH
347 MARIO LANE
NASHVILLE, TN 37211

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22644

Jun 17 11 19 AM '91

1536 06/17 01:01 03CHECK 158.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8375 PAGE 603

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 45000.00
CON TX 148.50
PRFEE 1.00
WDEED 9.00
TOTAL 158.50
CHECK 158.50

06/17/91 01 11:22 0001 4326

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

226444

JUN 17 11 19 AM '91

No. 431365