# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WE, VITO F. LEPORE and wife, VIRGINIA R. LEPORE, hereinafter called the Grantor, have this day bargained and sold and by these presents do hereby transfer and convey unto VICTOR A. FARAGALLI and wife, CHRISTINE D. FARAGALLI, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING LOT NO. 227 on the Plan of West Meade Farms, Inc., Section H, as of record in Book 2133, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING THE SAME PROPERTY CONVEYED to Vito F. LePore and wife, Virginia R. LePore, by Warranty Deed from William R. Hutchins, III and wife, Mary O. Hutchins, of record in Book 6383, page 263, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY: 516 GUN CLUB ROAD, NASHVILLE, TN

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantee, their heirs and assigns, forever.

AND GRANTOR FURTHER COVENANTS with Grantee, that they are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered except as follows:

1. All applicable ad valorem real property taxes for the year 1994 are liens not yet due or payable. Said taxes have been prorated between the parties as of the date of this conveyance with the Grantor paying their prorata part thereof to the Grantee who will have the responsibility for payment when due and payable.

2. All matters appearing on the Plan of West Meade Farms, Inc., Section H, as of record in Book 2133, page 17, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in Book 2099, page 597, Register's Office for Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS AND BIND THEMSELVES, their heirs and assigns, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims of all persons, whosoever.

**WITNESS OUR HANDS AND SEAL, on this the 30 day of June, 1994.**

Vito F. LePore
**VITO F. LEPORE**

Virginia R. LePore
**VIRGINIA R. LEPORE**

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STATE OF TENNESSEE WILLIAMSON COUNTY

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for said County and State, the within named VITO F. LEPORE and wife, VIRGINIA R. LEPORE, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Franklin, Tennessee, this 30 day of June, 1994.

April 5, 1997
My Commission Expires:

Notary Public

**********

STATE OF TENNESSEE WILLIAMSON COUNTY

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, which ever is greater, is ~~$152,500.00~~ $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Betty Hodges
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME this 30 day of June, 1994.

April 5, 1997
My Commission Expires:

Notary Public

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| SEND TAX STATEMENTS TO: |
|---|
| NATIONSBANC MORTGAGE CORPORATION |
| P.O. BOX 740017 |
| LOUISVILLE, KENTUCKY 40201 |

| NEW OWNER(S): |
|---|
| VICTOR A. & CHRISTINE D. FARAGALLI |
| 516 GUN CLUB ROAD |
| NASHVILLE, TENNESSEE 37205 |

WCET 94-1136

MAP & PARCEL 115-12-22
Field Book 08DZ69830

This Instrument Prepared By:
Patricia Quinn Robertson, Esq.
WILLIAMSON COUNTY ESCROW & TITLE, INC.
304 Public Square
Franklin, Tennessee 37064



2343 02/01 0101 03CHECK 675.

FELIX Z. ROBINSON REGISTER
DAVIDSON COUNTY, TN.

94 JUL -1 AM 9:43

66772
IDENTIFICATION REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 9394 PAGE 510

| | | |
|---|---|---|
| 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 | 180000.00 |
| CON TX | 666.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 675.00 |
| CHECK | 675.00 |

07/01/94 01 09:43 0001 2343

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

6677772
IDENTIFICATION REFERENCE

91 JUL -1 AM 9:43
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No. 809003**