BOOK 9568 PG 307

Box 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF January, 19 95

Notary Public

MY COMMISSION EXPIRES: 3/
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis DiTraglia	NEW OWNER	MAP 117-13-B
(NAME)	(NAME)	
109 Abbottsford Drive		PARCEL 88
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, Robert J. Pratt and wife, Connie L. Pratt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis DiTraglia and Anthony F. Musto, both single persons and as joint tenants in common with rights of survivorship

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 a certain building site identified as Lot No. 109 on the Plan of Abbottsford, Phase One, or record in Plat Book 6250, pages 419-421, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Pratt and wife, Connie L. Pratt by deed from David K. Baird and wife, Rose Ann Baird of record in Book 8849, page 597, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1995 taxes prorated and assumed by the Grantees the day of closing; all matters as shown on the plan of record in Book 6250, pages 419 - 420; easements of record in Book 1037, page 572, Book 1286, page 690, Book 6555, page 328; Declaration of Restrictive Covenants and Reciprocal Easements of record in Book 6478, page 177, amended in Book 6530, page 242, and Book 5347, page 303, as amended in Book 6576, page 509, and Book 6578, page 302; Declaration of Covenants, Conditions and Restrictions for Abbottsford Homeowner's Assocaiton, Inc., and By-Laws of record in Book 8106, page 1, as amended in Book 8627, page 254 and Book 9381, page 876, said Register's Office; and any lien for homeowners' association dues, if any.

0838 01/10 0101 03CHECK 1119.00

unimproved ( )
This is improved (X) property, known as 109 Abbottsford Drive, Nashville, TN 37215
(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 10th day of January, 19 95

Robert J. Pratt

Connie L. Pratt

BOOK 9568 PG 308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. Pratt and wife, Connie L. Pratt

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, 1995.

Commission expires 3/23/96

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_____.

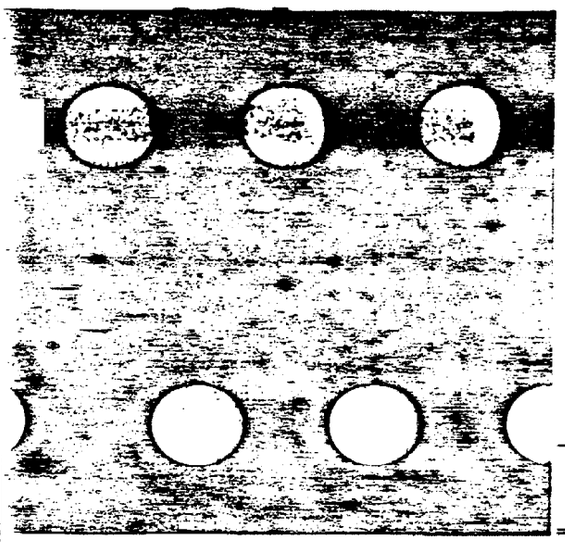
My commission expires _____

Notary Public

95 JAN 10 PM 3:05
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

24294



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

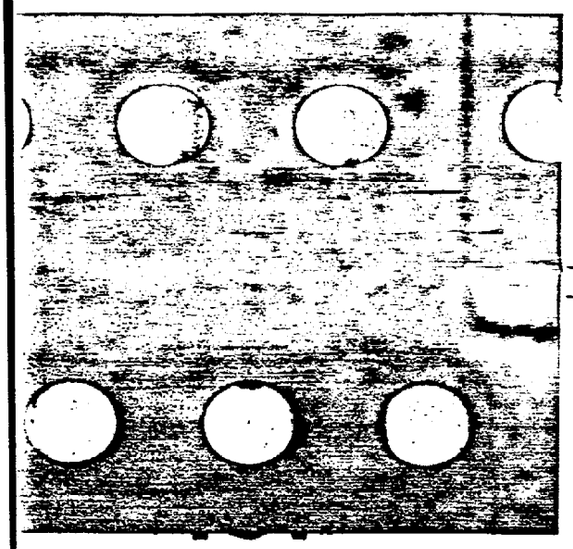
RECEIVED OF _____

FOR _____

BOOK 9568 PG 309

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 300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 8.00
TOTAL 1119.00
CHECK 1119.00

01/10/95 01 15:05 0001 0838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24294
IDENTIF. ↑ REFERENCE

95 JAN 10 PM 3:05
REGISTER
DAVIDSON COUNTY, TN.

No. 870694