BOOK 9775 PG 870

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 63,000.00

Affiant

Subscribed and sworn to before me, this 25th day of August 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
LYNETRA L. DROMGOOLE 1420 Meridian Street Nashville, Tennessee 37206	First Tennessee Bank P.O. Box 351 Memphis, Tennessee 38101	MAP 71-11 PARCEL 58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY THREE THOUSAND AND NO/100 ($ 63,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, we, MARTIN RAINONE AND WIFE, VICTORIA RAINONE hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LYNETRA L. DROMGOOLE AND HUSBAND, SHAWN M. DROMGOOLE, SR. hereinafter called the Grantee s, 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 part of the Old George Scrugg's Tract of land and more particularly bounded and described as follows:

BEGINNING in the center of Meridian Street or Trinity Road at the southeast corner of the A.L. Rawls Tract; running thence westwardly 300.0 feet, more or less, with Rawls south line to the northeast corner of the lot of land conveyed by Overall to C.W. Dews and wife, by deed of record in Book 533, page 156, Register's Office for said County; thence with said Dews East line southerly 50.0 feet to a point, being the southwest corner of this lot herein conveyed and the northwest corner of another lot owned by Cora F. Shane; thence eastwardly parallel with the South line of the Rawls tract 300.0 feet, more or less, to a point in the center of Meridian Street; thence with the center of said street 50.0 feet to the beginning.

BEING the same property conveyed to Martin Rainone and wife, Victoria Rainone by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C., of record in Book 9520, page 518, Register's Office for Davidson County, Tennessee.

This is improved property known as 1420 Meridian Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE s that they are lawfully seized and possessed of said land in fee simple, ha ve good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Old George Scruggs Tract of Land of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR s, FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of August, 19 95.

Martin Rainone
MARTIN RAINONE

Victoria Rainone
VICTORIA RAINONE

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 MARTIN RAINONE AND WIFE, VICTORIA RAINONE, 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 this 25th day of August, 1995.

Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 _____.

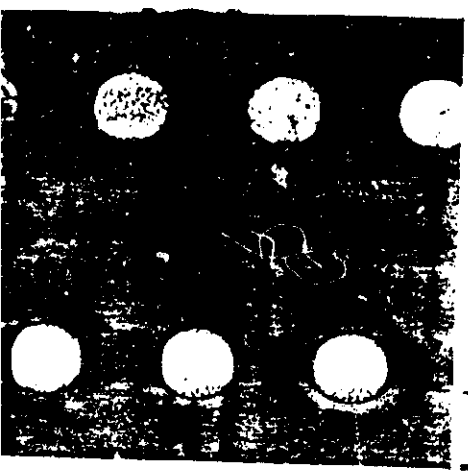
Witness my hand and official seal this _____ day of _____, 19____.

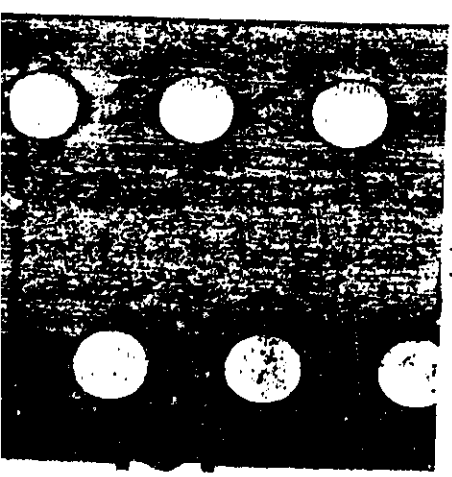
My Commission Expires: _____

Notary Public

97091076

7467 08/29 0101 03CHECK 242.10





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

RECEIVED OF _____

FOR _____

BOOK 9775 PG 872

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	63000.00
CON TX	233.10
PRFEE	1.00
MDEED	8.00
TOTAL	242.10
CHECK	242.10

08/29/95 01 08:20 0001 7467

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0094076
IDENTIF. & REFF. RENCE

95 AUG 29 AM 8:20
REGISTER
COUNTY, TN.

No. 946397