File Box 9B
(First Title and Escrow)
15475

WARRANTY DEED

BOOK 10892 PG 195

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DENNIS DITRAGLIA (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	Map 117-13-B
405 Hyde Park (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Parcel 12.00 Co.
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	F.B. 7DA91364

FOR AND IN 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, MICHAEL J. DIMOND AND VICKI DIMOND , both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS DITRAGLIA AND ANTHONY MUSTO , both unmarried, as Joint Tenants with the Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 405 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, page 419 thru 421 amended in Book 6653, page 118, Book 6771, page 683 and Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael J. Dimond and wife, Vicki Dimond by deed from W. William Koski and wife, Beth H. Koski of record in Book 8950, page 115, said Register's Office. The said Michael J. Dimond and Vicki Dimond having been divorced by Final Decree No. 98D-51 Second Circuit Court, Davidson County, Tennessee.

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This conveyance is made subject to: (1) Taxes for 1998 which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 6478, page 177, amended in Book 6530, page 242, and in Book 6537, page 303 amended in Book 8106, page 1, Book 8627, page 254, Book 9381, page 876 and Book 10458, page 810; (3) Common Area in Book 7175, page 761; (4) Charter of record in Book 6548, page 213; (5) Easement of record in Book 1037, page 572 and Book 1286, page 690; (6) Agreement of record in Book 6555, page 328; and (7) All matters appearing on the plan of record in Plat Book 6250, pages 419 thru 421 amended in Book 6653, page 118, Book 6771, page 683 and Book 6800, page 164, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

98042729O
IDENTIF. A REFERENCE
98 APR 21 AM 10:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 405 Hyde Park, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of April, 19 98

Michael J. Dimond
MICHAEL J. DIMOND

Vicki Dimond
VICKI DIMOND

BOOK 10892 PG 196

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL J. DIMOND AND VICKI DIMOND with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of April, 19 98.

My commission expires 9/23/2001 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19 .

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 19 98.

MY COMMISSION EXPIRES: 9/23/2001 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM MICHAEL J. DIMOND AND VICKI DIMOND

TO ENNIS DITRAGLIA AND ANTHONY AUSTO

LEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 10892 PG 197

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
605000.00
CON TX 2238.50
PRFEE 1.00
WDEED 8.00
TOTAL 2247.50
CHECK BANK 2247.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

04/21/98 01 10:05 0001 5966

0427290
IDENTIF. ↑ REFERENCE

98 APR 21 AM 10:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1282103