File Box 9B
First Title and Escrow Co.

15474

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 10897 PG 46

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL J. DIMOND	NEW OWNER	Map 117-13-B
(NAME)	(NAME)	
109 Abbottsford Drive		Parcel 88.00 Co.
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, DENNIS DITRAGLIA AND ANTHONY F. MUSTO, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL J. DIMOND, unmarried

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. 109 on the Plan of Phase One Abbottsford, as of record in Plat Book 6250, pages 419 thru 421, amended in Book 6771, page 688 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 Dennis D. Ditraglia and Anthony F. Musto, both single persons as joint tenants in common with right of survivorship by deed from Robert J. Pratt and wife, Connie L. Pratt of record in Book 9568, page 307, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6478, page 177, amended in Book 6530, page 242, Book 6537, page 303, amended and restated in Book 8106, page 1, Book 8627, page 254, Book 9381, page 876 and Book 10458, page 810; (3) Dedication of common area of record in Book 7175, page 761; (4) Charter of record in Book 6548, page 212; (5) Easements of record in Book 1037, page 572, 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, page 418, Book 6250, pages 419 thru 421, amended in Book 6771, page 688 and Book 6800, page 164, said Register's Office.

Anthony Frank Musto being one and the same as Anthony F. Musto.

98 APR 23 AM 10:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 04 28 578

This is improved ( ) unimproved property, known as 109 Abbottsford Drive, 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

DENNIS DITRAGLIA

Anthony F. Musto
by Dennis Ditraglia

ANTHONY F. MUSTO
BY: Dennis Ditraglia, Attorney-In-Fact
by Power of Attorney of record in Book 10860, page 534, Register's Office for Davidson County, Tennessee

BOOK 10897 PG 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNIS DITRAGLIA with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

My commission expires 9/23/2000 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 instrumen. r 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

Personally appeared before me, the undersigned, Dennis Ditraglia, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Anthony Frank Musto and is authorized by the said Anthony Frank Musto to execute this instrument on his behalf.

Witness my hand, at Office, this 17th day of April, 1998.

Notary Public

My commission expires:
9/23/2000

7361 04/23 0101 03CHECK 1452.00

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00

Affiant

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

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM DENNIS DITRAGLIA AND ANTHONY F. MUSTO

TO MICHAEL J. DIMOND

PLEASE 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 10897 PG 48

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	390000.00
			CON TX	1443.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1452.00
			CHECK	1452.00
04/23/98	01		10:34 0001	7361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04285 78
IDENTIF. # REFERENCE

98 APR 23 AM 10:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283485