B0436 P811

BOOK 11150 PAGE 101

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Khoury Brothers, LLC	[New Owner	[
[4009 Hillsoboro Rd, Ste 111	[	[Map 157-8-A
[Nashville, TN 37215	[	[Parcels 4
[	[	[

[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205 98-10-9000

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 all of which are hereby acknowledged, We, Fred G. Ferragina and wife, Selina A. Ferragina, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Khoury Brothers, LLC, a Tennessee Limited Liability Company (The "Grantee"), its successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Lot 4 of Middleton, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Fred G. Ferragina and wife, Celina A. Ferragina by Warranty Deed from George Hicks, Jr. of record in Book 9723, page 122, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record as follows:

1. Plat of record in Plat Book 6900, page 257, as revised in Book 6900, page 900, Register's Office for Davidson County, Tennessee;
2. Restrictive covenants contained of 6522, page 212, as amended in Book 7119, page 345, further in Book 9816, page 844 and Book 10714, page 744, Register's Office for Davidson County, Tennessee;
3. Deed of Conveyance contained of record in Book 8377, pages 774, 812, and 816, Register's Office for Davidson County, Tennessee;
4. Easement for Storm Water contained of record in Book 6505, page 881, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 35 Middleboro Court, Nashville, TN 37215.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for [this transfer is $112,500.00.
[
[Affiant
[Subscribed and sworn to before me this [7th day of October, 1998.
[Notary Public
[My Commission Expires: 3-6-99

1537 10/08 0101 03CHECK 427.25

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever. And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of October, 1998.

Fred G. Ferragina

Selina A. Ferragina

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 **Fred G. Ferragina and wife, Celina A. Ferragina**, the bargainors, 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 7th day of October, 1998.

NOTARY PUBLIC

My Commission Expires: 3-6-99

NOTARY PUBLIC
DAVIDSON CO. TENN

98 OCT -8 PM 4:08
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
049800 1

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

RECEIVED OF _____

FOR _____

BOOK 11150 PAGE 103

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	112500.00
			CON TX	416.25
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	427.25
			CHECK	427.25
10/08/98	01		16:10 0001	1537

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04980001
Deed Reference

98 OCT -8 PM 4:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356786