THIS INSTRUMENT WAS PREPARED BY [illegible], ATTORNEY AT LAW,
320 Gallatin Road
Madison, Tn. 37115

WARRANTY DEED

BOOK 5318 PAGE 631

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Porrovecchio et ux	Fidelity Federal Savings & Loan Assn.	11D33155
(NAME)	(NAME)	
821 Nesbitt Drive	401 Union Street	Map 42-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37207	Nashville, Tn. 37219	Parcel 7
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*
cash in hand paid by the said grantees, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of an indebtedness payable to FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION; and secured by a deed of trust executed by the said grantor, hereinafter named, of record in Book 5242, page 456, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees hereby agree to assume and promise to pay,

RHOTEN CONSTRUCTION COMPANY, INC., herein called the grantor

has/~~have~~ *this day bargained and sold, and do/~~does~~ hereby transfer and convey unto* JOSEPH PORROVECCHIO and wife, LORETTA M. PORROVECCHIO, herein called the grantees, their

~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Section II, Bonnie Brae, Revised, as of record in Book 2330, page 123, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Nesbitt Drive, at the corner of Lots 63 and 64; thence westerly along said Drive, 166.63 feet to a monument at the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a monument in the east margin of Falcon Drive; thence with the margin of said Drive, southerly 180 feet to a monument at the southwest corner of Lot 63; thence along the rear line of said lot in an easterly direction 235.17 feet to a monument; thence north 03° 35' east 4.97 feet to the southwest corner of Lot No. 64; thence along the line between said lots, northerly 250.03 feet to the beginning.

Being the same property conveyed to RHOTEN CONSTRUCTION COMPANY, INC. by deed from DAVIS H. GANN and wife, BARBARA A. GANN, of record in Book 5131, page 497, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2695, pages 103 and 623; setback lines, easements and other limitations as shown on the Plan of record in Book 2330, page 123; said Register's Office.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ OWNER

The actual consideration or value whichever is greater, for this transfer is $45,000.00

Subscribed and sworn to before me, this the 25th day of July 19 78.

Affiant

My commission expired: January 14, 1981 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 821 Nesbitt Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their

~~successors~~ *heirs and assigns forever.* It ~~covenant~~ covenants *that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated herein, and 1978 taxes which have been pro-rated and assumed by the said grantees.

It *further covenant* ~~and bind~~ s itself, its successors and assigns ~~and assigns~~ to warrant and *forever defend the title to said real estate to said* grantees, their

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand ~~s~~ this 25th day of July, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RHOTEN CONSTRUCTION COMPANY, INC.

By: Charles E. Rhoten, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ SUMNER }

Before me, the undersigned *a Notary Public of the State and County aforesaid, personally appeared* Charles E. Rhoten *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Rhoten Construction Company, Inc. *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Hendersonville

this 1st *day of* July, *19*78

Commission expires January 14, 1981 Nancy F. Vaiz *Notary Public*

AUG-1 78	CONV	45,000.00			
AUG-1 78	S'TAX		B*	117.00	
AUG-1 78	PR'FEE		B*	.50	
AUG-1 78	W'DEED		B*	4.00	* 121.50

WARRANTY DEED

FROM

RHOTEN CONSTRUCTION COMPANY, INC.

TO

JOSEPH PORROVECCHIO et ux

E 8 0 0 1 5

IDENTIF. REFERENCE

AUG 1 9 00 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS