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This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
JOHN A. DYER, unmarried
4517 Woodside Drive
Old Hickory, Tennessee 37138

SEND TAX BILLS:
Mortgagee

MORTGAGEE:
Citizens & Southern Mortgage Company
P. O. Box 656
Tucker, Georgia 30085-0656

MAP AND PARCEL:
Map 64-08
Parcel 36.00
04D-50109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **WILLIAM ANTHONY GISONDI and wife, LONNIE P. GISONDI,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN A. DYER,** unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 1 on the Plan of Woodside Subdivision, Section 1, as of record in Book 5050, page 75, Register's Office for said County, as follows:
>
> Beginning on the westerly margin of Woodside Drive at the corner of Lots Nos. 1 and 2; thence with the line between said two lots westerly 162.76 feet to the easterly margin of Woodside Circle; thence with the same northerly 130 feet to the beginning of a curve; thence around said curve northeasterly 39.27 feet to the southerly margin of Woodside Drive; thence with the same easterly 113 feet to the beginning of another curve; thence around said curve southeasterly 39.27 feet to the westerly margin of Woodside Drive; thence with the same southerly 130 feet to the point of beginning.
>
> Being the same property conveyed to William Anthony Gisondi and wife, Lonnie P. Gisondi by deed from First Southern Bank dated April 11, 1985, as of record in Book 6532, page 445, Register's Office for Davidson County, Tennessee.

This is improved property known as 4517 Woodside Drive, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5165, page 321, said Register's Office, and further subject to those facts, conditions and limitations revealed on the plat of record in Plat Book 5050, page 75, said Register's Office, including a 30 foot minimum building setback line from Woodside Circle, Woodside Road and Woodside Drive, and a 10 foot easement

for public utilities and drainage along the easterly line of said property, and a 2.5 foot by 25 foot utility anchor easement at the southwest corner of the lot, and an overhang easement along the northerly lot line. Real property taxes for 1987 have been settled between the parties and will be paid by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN A. DYER, unmarried, his heirs and assigns, forever; and we, WILLIAM ANTHONY GISONDI and wife, LONNIE P. GISONDI do covenant with the said Grantee 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 and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of February, 1987.

William Anthony Gisondi
William A. Gisondi
WILLIAM ANTHONY GISONDI

Lonnie P. Gisondi
LONNIE P. GISONDI

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named WILLIAM ANTHONY GISONDI and wife, LONNIE P. GISONDI, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 13th day of February, 1987.

Patricia M. Lewis
NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $89,900.00.

John A. Dyer
AFFIANT

Subscribed and sworn to before me this 13th day of February, 1987.

Patricia M. Lewis
NOTARY PUBLIC
My Commission Expires: 4-2-89

RECEIVED FOR RECORD
FEB 17 1987
IDENTIFICATION REFERENCE

9851

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

RECEIVED OF _____

FOR _____

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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

[illegible] CAMT.
251.70 [illegible]
.50 PRFE
6.00 [illegible]
CHECK 258.20-
[illegible] BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.5 1.6

IDENTIFICATION REFERENCE

FEB 27 4 10 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.51070