This instrument was prepared by:
John T. Rochford, Attorney
2200 Abbott Martin Road
Nashville, Tennessee 37215

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
HENRY J. DELICATA et ux	SAME	Map 131-1-J-7
#13 LEXINGTON GREEN		
NASHVILLE, TN 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, ROCHFORD REALTY AND CONSTRUCTION COMPANY, INC., (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to HENRY J. DELICATA and wife, DENISE S. DELICATA, (the "Grantees") their heirs, successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Being Lot Number 12 on the Plan of Lexington Green, of record in Book 6900, page 198, said Register's Office, to which plan reference is hereby made for a more accurate description of said lot.
>
> Being part of the same property conveyed to Rochford Realty and Construction Company, Inc. by deed from Marbut G. Gaston of record in Book 6951, page 396, said Register's Office.

This conveyance is made subject to Restrictive Covenants contained in instrument of record in Book 2392, page 139, and Book 7118, page 21, said Register's Office.

This is improved property known as #13 Lexington Green, Nashvillle, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of January, 1988.

John T. Rochford, III

9 9 2 3 5

IDENTIFICATION REFERENCE

JAN 21 2 32 PM '88

FELIX Z. WILDER JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lynda K. Downing, a Notary Public in and for said County and State, the within named John T. Rochford, III with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be President of the Rochford Realty and Construction Company, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tn. this 4th day of January, 1988.

My Commission Expires:

May 13, 1990

Lynda K. Downing
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

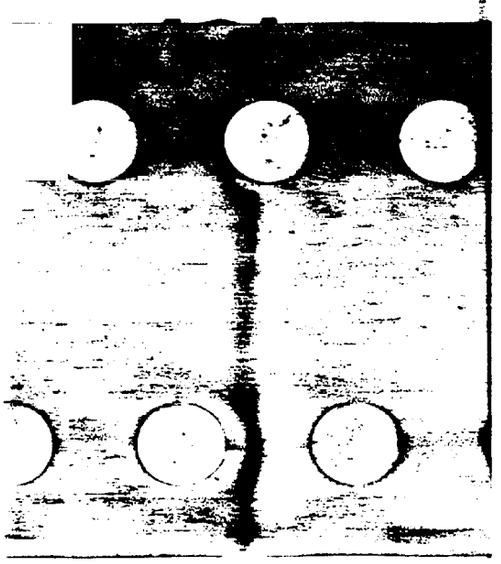
The actual consideration or value, whichever is greater, for this transfer is $233,000.00.

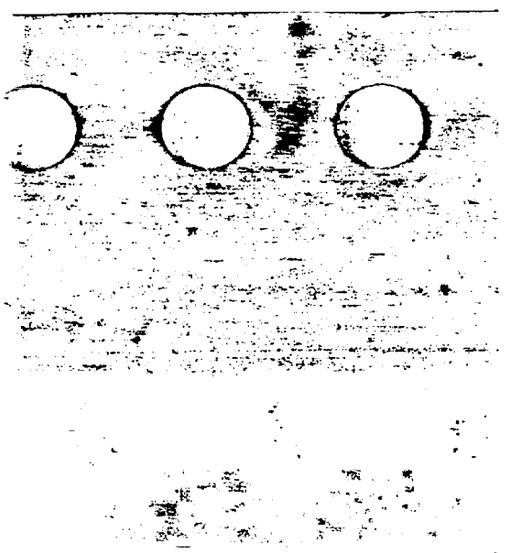
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 14th DAY OF January, 1988.

Donna Q. Sharp
NOTARY PUBLIC

My Commission Expires: 5/8/91





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7453 PAGE 695

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CHK	
	233000.00
CON TX	652.40
PRFEE	0.50
WDEED	6.00
TOTAL	658.90
PAID	658.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0252

9.9 2.9 5.

IDENTIFICATION REFERENCE

JAN 21 2 32 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55189