This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
GAYLE T. MOYER, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

2163 02/12 0101 05CHECK 307.30

SEND TAX STATEMENTS TO:
SOVRAN MORTGAGE CORPORATION
P. O. BOX 26388
RICHMOND, VIRGINIA 23260-9983

NAME OF MORTGAGEE:
SOVRAN MORTGAGE CORPORATION
P. O. BOX 26388
RICHMOND, VIRGINIA 23260-9983

ADDRESS NEW OWNERS:
PAUL C. SUSALLA
305 PAULSON PLACE
ANTIOCH, TENNESSEE 37013

MAP_____, GROUP___, PARCEL_____
172-8A/25;
Field Book No. 05D63860

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF NINETY ONE THOUSAND ($91,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, ROLANDO R. DEL VILLANO AND WIFE, MARLENE T. DEL VILLANO, has this day bargained and sold and does hereby transfer and convey unto PAUL C. SUSALLA, his heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hunters Branch, Section Two-B, of record in Plat Book 6900, pages 336 and 337, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 30.10 feet on the northeasterly margin of Paulson Place and extends back 91.24 feet on the northwesterly line and 101.20 feet on the southerly line to a broken line in the rear measuring 110.0 feet thereon.

Being the same property conveyed to Rolando R. Del Villano and wife, Marlene T. Del Villano by warranty deed of Phillips Builders, Inc., of record in Book 7642, page 951, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Paul C. Susalla, his heirs and assigns, forever.

AND GRANTORS COVENANT with the said Paul C. Susalla, that they are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. 1990 Davidson County taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantors paying their prorata part thereof to grantee, who will be responsible for payment of said taxes when they become due. Map and Parcel No. 172-8A/25; Field Book No. 05D63860.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 6601, page 7, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Hunters Branch, Section Two-B, of record in Plat Book 6900, pages 336 and 337, said Register's Office, including the following: (a) 25 ft. minimum building setback line from Paulson Place; (b) 10 ft. N.E.S. easement lying along the front boundary line; (c) 10 ft. telephone easement lying along a portion of the rear boundary line; (d) 10 ft. access easement lying along a portion of the rear boundary line; (e) designated building envelope.

4. Articles of Incorporation of Hunter's Branch Homeowners' Association of record in Book 6632, page 425, Register's Office of Davidson County, Tennessee.

5. By-Laws of Hunter's Branch Homeowner's Association of record in Book 6632, page 429, Register's Office of Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7492, page 583, Register's Offic of Davidson County, Tennessee.

7. Survey of John Kohl dated February 1, 1990 shows a portion of the concrete drive encroaching over the 10 ft. N.E.S. easement lying along the front boundary line.

AND GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Paul C. Susalla, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands on this the 12 day of February, 1990.

Rolando R Del Villano
ROLANDO R. DEL VILLANO

Marlene T. Del Villano
MARLENE T. DEL VILLANO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Rolando R. Del Villano and wife, Marlene T. Del Villano, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 12 day of February, 1990.

(SEAL)

Cynthia M. Beard
Notary Public

My Commission Expires:

~~Feb. 11, 19~~ Jan. 24, 1994

RUSH

FEB 12 11 42 AM '90

IDENTIF. TREFERENCE

03274

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $91,000.00.

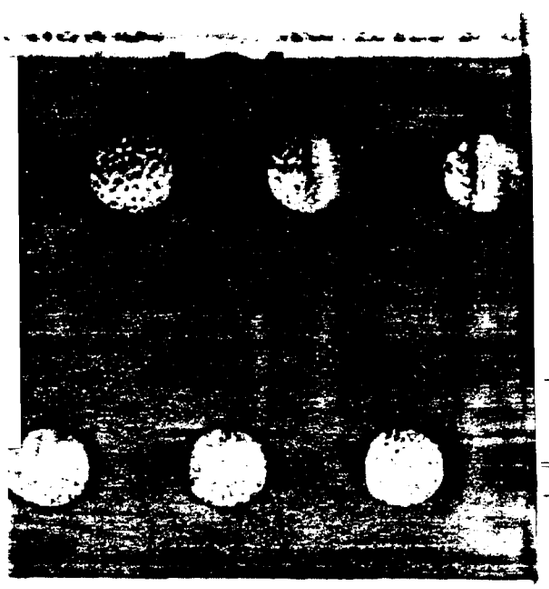
Sworn to and subscribed before me, on this the 12 day of February, 1990.

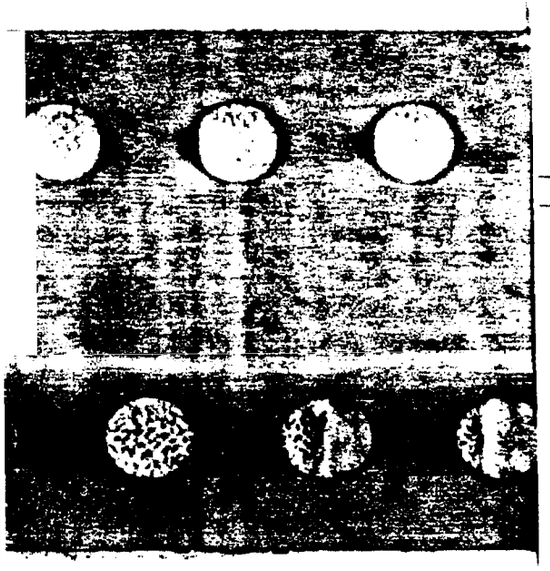
(SEAL)

Cynthia M. Beard
Notary Public

My Commission Expires:

Jan. 24, 1994





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

RECEIVED OF _____

FOR _____

BOOK 8043 PAGE 957

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 91000.00
CON TX 300.30
PRFEE 1.00
WDEED 6.00
TOTAL 307.30
CHECK 307.30

02/12/90 01 11:41 0001 2163

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03274

IDENTIF. REFERENCE

FEB 12 11 42 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 292172