Bal 43

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,815.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 19 91

Notary Public

MY COMMISSION EXPIRES 11-[illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Michael J. Giaccone (NAME)	Dominion Bankshares Mortgage (NAME)	150-12-A-66 CO
1405 Rugosa Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 12701 (STREET ADDRESS)	02DX08254
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Roanoke, VA 24027-2701 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Giaccone

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot NO. 674 on the Plan of Phase III, Somerser of record in Book 6900, Page 858, Register's Office for said County.

SAID LOT NO. 674 fronts 72.02 feet on the southwesterly margin of Rugosa Court and extends back 100.00 feet on the southeasterly line and 126.04 feet on the northwesterly line to a dead line in the rear, measuring 81.12 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by Quitclaim deed from Philhall Corp. of record in Book 5508, Page 923, Register's Office for Davidson County, Tennessee, The said Randall Phillips Builders, Inc. now known as Phillips Builders, Inc. by instrument of record in Book 7298, Page 203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

6104.9

IDENTIFICATION REFERENCE

Nov 11 9 41 AM '91

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1405 Rugosa Court, Antioch, TN 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of October, 19 91

By: Phillips Builders, Inc.
Ruth Malatak, Asst. Vice-President Ruth Malatak, Asst Vice President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, ______________________________, a Notary Public in and for said County and State, the within named ______________________________

____

the 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____

______________________________.

Commission expires ______________ ______________ Notary Public

STATE OF TENNESSEE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon her oath acknowledged herself to be the Asst. Vice President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX of the PHillips Builders, Inc. the within named bargainor, a corporation, and that she (they) as such Asst. Vice President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ruth Malatak as such Asst. Vice President XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, Tennessee, on this the 31st day of October, 19 91.

My commission expires 11-7-92

Jill B. Frey
Notary Public

JILL B. FREY · NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE

WARRANTY DEED

FROM

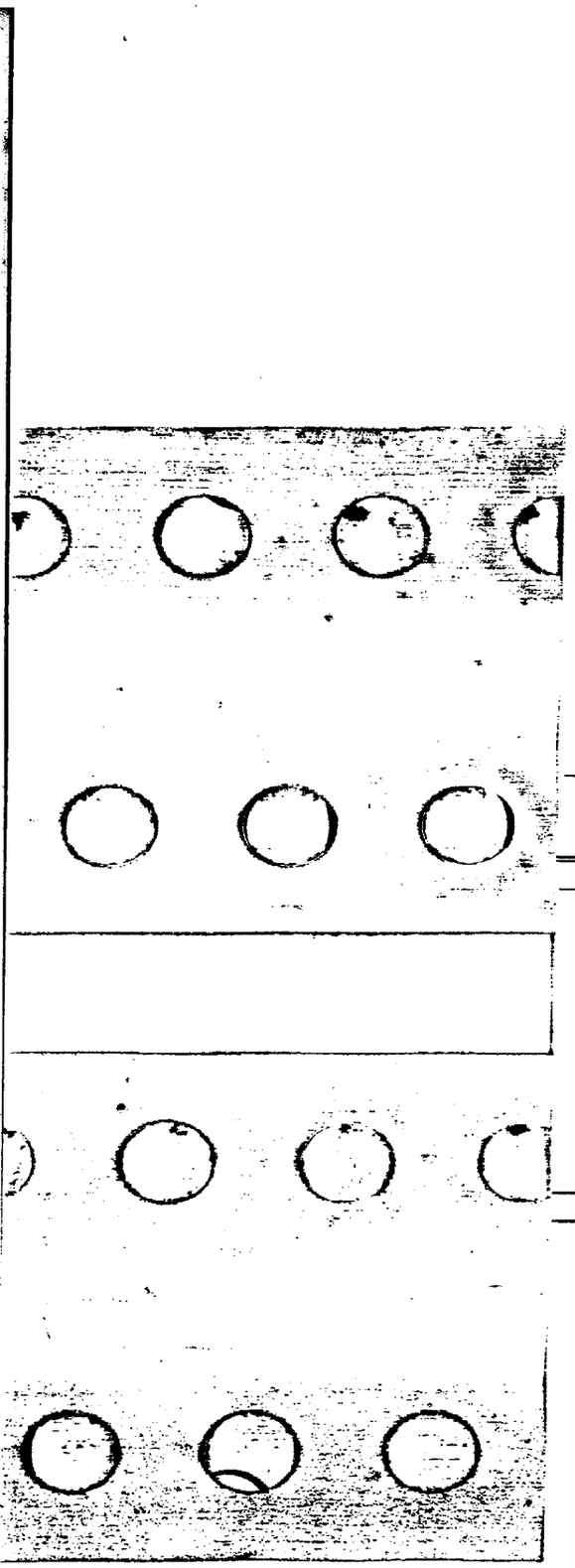
PHILLIPS BUILDERS, INC.

TO

MICHAEL J. GIACCONE

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

8153 11/11 0101 03CHECK 442.86



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
			CAMT	
				117815.00
			CON TX	435.86
			PRFEE	1.00
			WDEED	6.00
			TOTAL	442.86
			CHECK	442.86
11/11/91	01		09:42 0001	8153

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.1049.

IDENTIFI REFERENCE

Nov 11 9 41 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 475273