WARRANTY DEED BOOK 8612 PAGE 53

LTIC FILE NUMBER: 92-15403 File Box 49
THIS INSTRUMENT PREPARED BY:
LAWYERS TITLE INSURANCE CORPORATION, STUART JONES, ATTORNEY
424 CHURCH STREET, SUITE 200, NASHVILLE, TENNESSEE 37219-2302

ADDRESS NEW OWNER(S) AS FOLLOWS:

Tom Rotunno

4023 Farmingham Woods Drive

Hermitage, Tennessee 37076

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~81,000.00~~

X _____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF April 1992

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-28-94

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Send Tax Bills To:

NationsBanc Mortgage Corporation of Virginia

P. O. Box 85100

Richmond VA 23285-5108

Map-Parcel Numbers:

87-5-A-11CO

4786 04/28 0101 03CHECK 306.70

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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 Tom Rotunno and wife, Ann B. Rotunno

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. 11, on the plan of Farmingham Woods, Phase I, as shown on plat of record in Plat Book 7900, Page 228, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING part of the same property conveyed to Phillips Builders, Inc., by Deed of Record in Book 8113, page 918, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 8238, page 176 thru 198, Book 8351, page 533, Book 8423, page 784, Book 8424, page 426 and 8447, page 635, and in any allied instrument(s) referred to in said restrictions.
2. Stormwater Detention Agreement of record in Book 8199, page 852.
3. Restrictions shown on Plat recorded in Book 7900, Page 306.
4. Easement(s) and Building setback(s) as shown on Plat recorded in Book 7900, page 306.
5. All matters shown on Plat recorded in Book 7900, Page 173.

It is not the intention of the Grantor(s) herein to reimpose said Restrictions.

unimproved (__)
This is improved (XX) property known as: 4023 Farmingham Woods Drive
Hermitage, Tennessee 37076

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 24th day of April , 1992

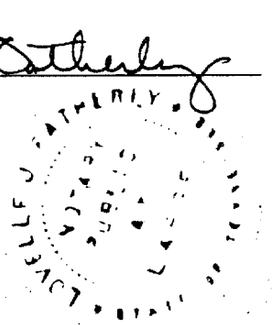
Phillips Builders, Inc.
By: Ruth Malatak, Asst Vice President
Ruth Malatak
Asst. Vice President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Malatak with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Asst. Vice President of the Phillips Builders, Inc. the within named bargainor, a corporation, and that she as such Asst. Vice President being authorized to do so, 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 .

Witness my hand and official seal at Nashville on this the 24th day of April , 1992.

My Commission Expires 1-23-94 Notary Public

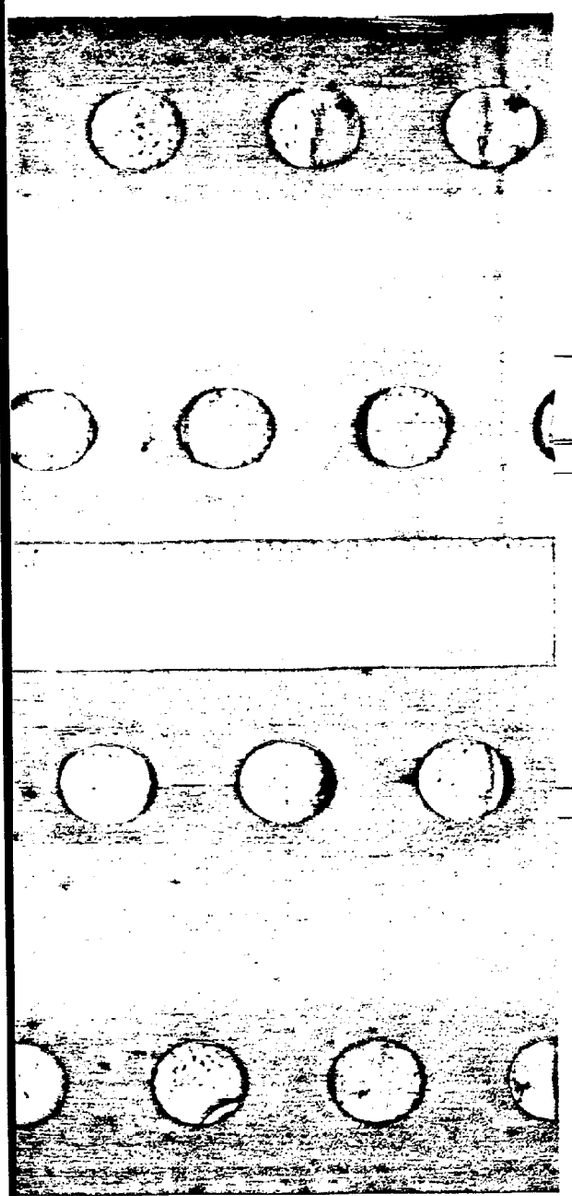


05415

IDENTIF. REFERENCE

APR 28 2 50 PM '92

DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8612 PAGE 55

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 B1000.00
CON TX 299.70
PRFEE 1.00
WDEED 6.00
TOTAL 306.70
CHECK 306.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05415

IDENTIF. REFERENCE

APR 28 2 50 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY T.N.

No. 525574