SID
IDENTIFICATION REFERENCE
96777

94 OCT -4 AM 11:01
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

9483 PG 769

This instrument prepared by:

SHERRARD & ROE (WLH)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner(s):
Mr./Mrs. Donald Diguette
4102 Dorman Drive
Nashville, Tennessee 37215

Send Tax Bills To:

Same

Map/Parcel Nos.

Map 131-1C
Parcel 20

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROSS T. MALLOY (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto DONALD G. DIGUETTE and wife, LINDA A. DIGUETTE, (hereinafter referred to as the "Grantees") and to the said Grantees' heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property")

This is improved property known as 4102 Dorman Drive, Nashville, Tennessee, 37215.

MELANIE A. MALLOY, spouse of GRANTOR, joins in this conveyance to convey any right, title and interest which she may have in the said Property due to her marital status.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Permitted Title Exceptions"). Subject only to the Permitted Title Exceptions, Grantor further covenants and binds hiself, his successors and representatives to warrant and forever defend forever the title to said Property to the Grantees and to the Grantees' heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this instrument, on the 30th day of September, 1994.

ROSS T. MALLOY

MELANIE A. MALLOY

BOOK 9483 PG 770

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared ROSS T. MALLOY and wife, MELANIE A. MALLOY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), the within named bargainor, and they acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of Sept., 1994.

Notary Public

My commission expires:

11-20-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This consideration for this transfer of property or value (whichever is greater) is $280,000.00.

AFFIANT

Sworn to and subscribed before me
this 30th day of Sept, 1994.

NOTARY PUBLIC

My commission expires:

Nov. 20, 1996

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Unit No. 4102, on the Plan of Park Place, a planned residential development, as of record in Book 4860, page 124, and 2nd Revision in Book 5050, page 98, as amended in Book 5088, page 360 and Book 5722, page 772, all in said Register's Office, described as follows:

BEGINNING at a point on the easterly margin of Hobbs Court (being a private drive, access, utility and parking easement) and being the southwesterly corner of said unit; thence N 85 deg. 42' 12" E 78.23 feet to the westerly margin of Dorman Drive (a private drive, access, utility and parking easement); thence with said margin, N 15 deg. 58' E. 20 feet; thence S 74 deg. 02' E 8.0 feet; thence northeastwardly around a curve, a distance of 17.69 feet; thence northeastwardly, a distance of 15.57 feet; thence northwestwardly around a curve, a distance of 31.41 feet; thence northwestwardly, a distance of 31.26 feet, being the southerly margin of Hobbs Court; thence continuing with said margin, a distance of 15.0 feet; thence southwestwardly around a curve, a distance of 41.62 feet; thence southwestwardly, a distance of 11.73 feet; thence southeastwardly around a curve, a distance of 18.85 feet; thence southeastwardly, a distance of 8.0 feet; thence S 36 deg. 38' 39" W. a distance of 20.06 feet; thence northwestwardly, a distance of 8.19 feet; thence southwestwardly around a curve, a distance of 16.72 feet; thence southerly, a distance of 7.12 feet; thence southerly 41.5 feet to the point of beginning.

Being the same property conveyed to Ross T. Malloy and wife, Rebecca M. Malloy by deed from David L. Williams, unmarried, of record in Book 6182, page 214, Register's Office for Davidson County, Tennessee. Title is now vested in Ross T. Malloy by virtue of a Quitclaim Deed from Rebecca M. Malloy of record in Book 7655, page 643, said Register's Office.

EXHIBIT "B"

Permitted Title Exceptions

1. Taxes for 1994 to Metropolitan Nashville and Davidson County and subsequent years.

2. All matters shown on the Plan of Park Place of record in Plat Book 4860, page 124, as revised by 2nd Revision to Plat in Plat Book 5050, page 98, whose Chart showing gross area, ground coverage, etc. was last amended in Book 5798, page 732, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Park Place of record in Book 5041, page 433, as amended in Book 7565, page 192, said Register's Office.

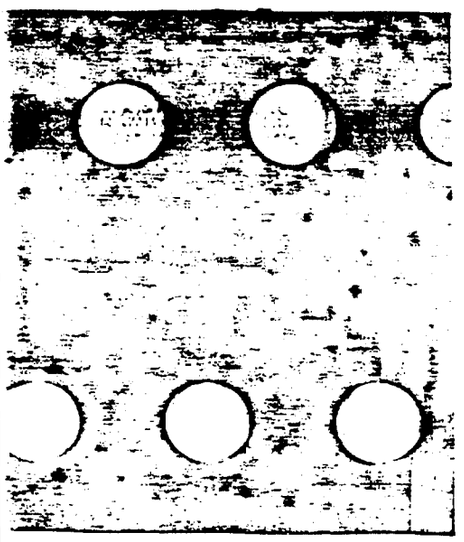
4. Subject to applicable zoning and building regulations and permit requirements and all visible easements and encroachments.

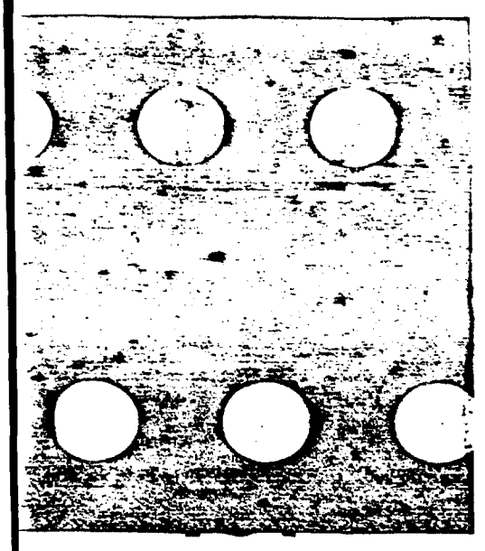
5. Charter of Park Place Homeowners' Association, Inc. of record in Book 5052, page 546, said Register's Office.

6. Easement for water line of record in Book 5128, page 953, said Register's Office.

7. Deeds of conveyance for water and sewer lines of record in Book 5055, page 412 and 435, said Register's Office.

4767 10/04 0101 03CHECK 1053.00





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

RECEIVED OF _____

FOR _____

BOOK 9483 PG 773

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	
				280000.00
			CON TX	1036.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1053.00
			CHECK	1053.00
10/04/94	01		11:00 0001	4767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96777
IDENTIF. ↑ REFERENCE
94 OCT -4 AM 11:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 841008