FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 50,131.33

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 96

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Equity Search, Inc. 2323 Hillsboro Road , Fifth Floor, Nashville, TN 37212
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Jason P. Piccione (NAME)	Mellon Mortgage (NAME)	Map : 75
821 Rachels View (STREET ADDRESS OR ROUTE NUMBER)	PO Box 2885 (STREET ADDRESS)	Group : 11
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Houston, Texas 77252 (CITY) (STATE) (ZIP)	Parcel : 132.00

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, Phillip P. Piccione and wife, Janice L. Piccione

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason P. Piccione and wife, Katherine F. Piccione

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:

BEING Lot No. 54-A, Zone Lot Division of Lots 49 thru 79, Rachel's Square, Section Two, as recorded in Plat Book 6250, Pages 538 thru 543, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Phillip P. Piccione and wife, Janice L. Piccione by Quit Claim Deed from Marion Thurman, Phillip P. Piccione and Janice L. Piccione of record in Book 7886, Page 535, Register's Office for Davidson County, Tennessee.

Grantees herein agree to jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain Promissory Note executed by Phillip P. Piccione and Janice L. Piccione, Marion Thurman and wife, Eva Thurman to Meritor Mortgage Corp. East, in the amount of $54,754.00 DOLLARS, dated May 4, 1987, and that certain Deed of Trust, securing said Promissory Note of even date therewith, upon the property conveyed in the Deed, which Deed of Trust is recorded in Book 7239, Page 292, and re-recorded in Book 7260, Page 179, Register's Office for Davidson County, Tennessee, including but not limited to, the obligation to repay the debt.

011823 IDENTIFICATION REFERENCE

96 FEB -7 PM 1:45 FELIX A. [illegible] REGISTER DAVIDSON COUNTY, TN.

5684 02/07 0101 03CHECK 194.49

This is unimproved ( ) improved (X) property, known as 821 Rachels View (House Number) (Street) Hermitage, (P.O. Address) TN (City or Town) 37076 (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 our hands this 31st day of January, 19 96

Phillip P. Piccione

Janice L. Piccione

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Jennifer R. Pierce, a Notary Public in and for said County and State, the within named Phillip P. Piccione and wife, Janice L. Piccione

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1996.

Commission Expires 5/23/98

Notary Public

JENNIFER R. PIERCE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9941 PG 512

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	50131.33
CON TX	185.49
PRFEE	1.00
WDEED	8.00
TOTAL	194.49
CHECK	194.49

02/07/96 01 13:47 0001 5684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0148223
IDENTIF. # REFERENCE

96 FEB -7 PM 1:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1003903