This Warranty Deed furnished by: **JONES & ROGERS, ATTORNEYS AT LAW**

FROM:
JAMES E. McCAIN and wife,
SHARON M. McCAIN

BOOK 10069 PG 131

TO:
MADGE CIOCCIA

WARRANTY DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Madge Cioccia 104 Swanton Court Goodlettsville, TN 37072	Madge Cioccia 104 Swanton Court Goodlettsville, TN 37072	Map Nº 26-5 Parcel Nº GO-8351

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

The Actual Consideration or Value, Whichever is Greater for this transfer is: $102,500.00

Madge Cioccia

Madge Cioccia, Affiant

Subscribed and sworn to before me, this the 30th day of May, 1996.

NOTARY PUBLIC

My commission expires: My Commission Expires JULY 26, 1997

INSTRUMENT PREPARED BY:

STEVEN D. KEEL
Attorney at Law
JONES & ROGERS
Suite 1550
SunTrust Bank Building
201 Fourth Avenue, North
Nashville, TN 37219

(615) 256-3774

7885 05/31 0101 03CHECK 388.25

For and in consideration of the sum of One Hundred Two Thousand Five Hundred and NO/100 ($102,500.00) Dollars, cash in hand paid by **Madge Cioccia**, Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James E. McCain and wife, Sharon M. McCain**, hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey to **Madge Cioccia**, being an unmarried person, hereinafter called the Grantee, her 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. 286 on the Plan of Windsor Green, Phase II, Section II, as of record in Plat Book 6900, page 549, Register's Office for said County.

Said Lot No. 286 fronts 93.20 feet on the northerly margin of Swanton Court and runs back 117.83 feet on the westerly line and 115.38 feet on the easterly line to a line in the rear which measures 58.54 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee as of record in Book 6100, page 617, as corrected in Book 6201, page 391, and in Book 6297, page 207 said Register's Office. Phillips Builders, Inc. is

0187560
IDENTIFICATION REFERENCE

96 MAY 31 PM 3:42
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

successor in interest to Randall Phillips Builders, Inc. by virtue of Articles of Merger of record in Book 7298, page 203, said Register's Office.

Being the same property conveyed to James E. McCain and wife, Sharon M. McCain by deed from Phillips Builders, Inc. as of record in Book 7689, page 798, said Register's Office.

This is improved property, known as:

104 Swanton Court, Goodlettsville, Tennessee 37072

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

Witnessed our hands this the 30 day of May, 1996.

James E. McCain

Sharon M. McCain

STATE OF TENNESSEE }

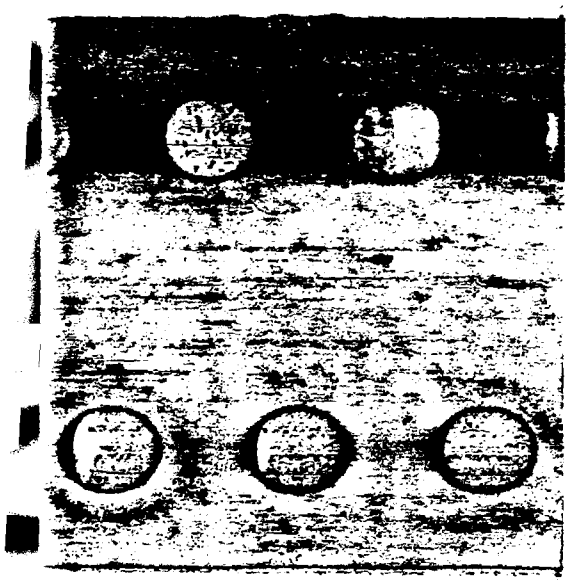
COUNTY OF DAVIDSON }

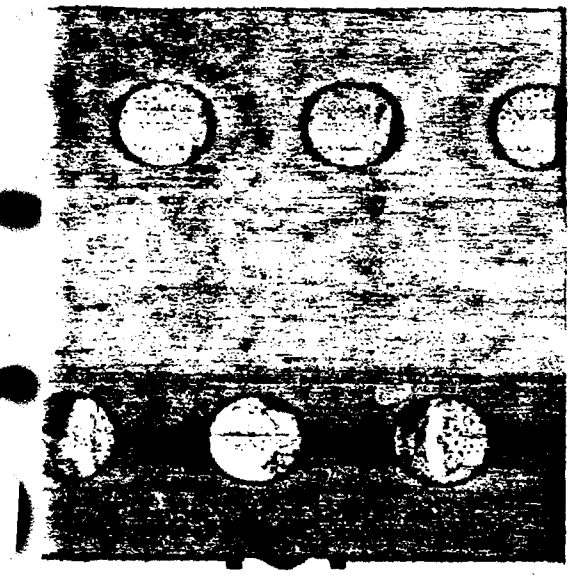
Personally appeared before me, Linda Davis, a Notary Public in and for the said County and State, the within named **James E. McCain and wife, Sharon M. McCain**, the bargainors, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes of therein contained.

Witness my hand at Goodlettsville Davidson County, Tennessee, this the 30th day of May, 1996.

NOTARY PUBLIC

My commission expires: My Commission Expires JULY 26, 1997





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10069 PG 133

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
102500.00
CON TX 379.25
PRFEE 1.00
WDEED 8.00
TOTAL 388.25
CHECK 388.25

05/31/96 01 15:46 0001 7885

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187560
IDENTIF. ↑ REFERENCE

96 MAY 31 PM 3:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045779