WARRANTY DEED

BOOK 10160 PG 876

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: ~~July 26, 1997~~ 5/26/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID B. DRIGGS, JR. (NAME)	Chase Manhattan Mortgage Corp. (NAME)	MAP 104-15
2011 Beechwood Avenue (ADDRESS)	4915 Independence Parkway (ADDRESS)	PARCEL 434.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Tampa, Florida 33634-7540 (CITY) (STATE) (ZIP)	24W-12030

FOR AND 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, DAVID M. MACAIONE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID B. DRIGGS, JR. AND WIFE, LORI P. DRIGGS

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. 15 on the Plan of the Subdivision of the Estate of Daniel McIntyre, Sr. as of record in Plan Book 3, page 30, Chancery Court at Nashville, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to David M. Macaione, Unmarried, by Deed from Mildred Binkley Burke, a widow, of record in Book 9685, Page 748, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of DAVID M. MACAIONE pursuant to a Power of Attorney executed by same on the 2nd day of August, 1996, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 2011 Beechwood Avenue, Nashville, TN 37212
(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 16th day of August 19 96

DAVID M. MACAIONE

BY: R. Allen DeCuyper Atty In Fact

R. ALLEN DECUYPER, ATTORNEY IN FACT

BOOK 10160 PG 877

STATE OF TENNESSEE
COUNTY OF

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 or proved to me on the basis of satisfactory evidence, 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
COUNTY OF

Before me, _____ . _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of August, 1996, before me personally appeared R. ALLEN DECUYPER to me known to be the person who executed the foregoing instrument in behalf of DAVID M. MACAIONE and acknowledged that he executed the same as the free act and deed of said DAVID M. MACAIONE.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

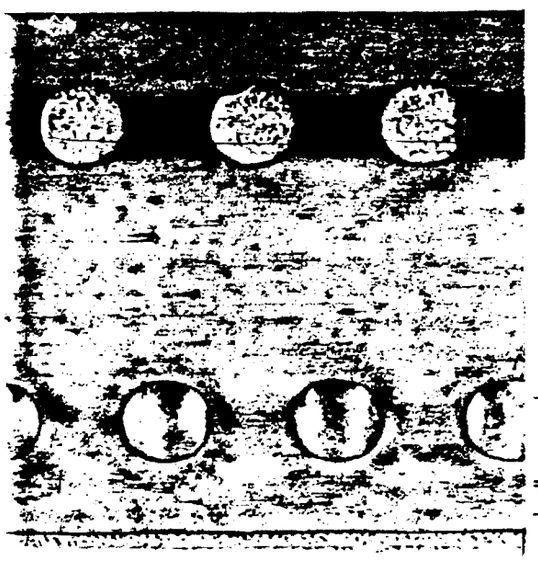
JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

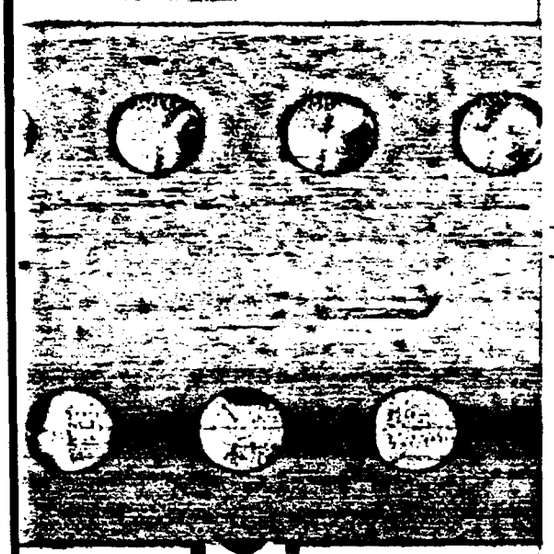
My Commission expires: 7/24/97

02160 10
IDENTIF. & REFERENCE

96 AUG 20 AM 8:23
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3623 08/20 0101 03CHECK 610.25





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

RECEIVED OF _____

FOR _____

BOOK 10160 PG 878

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
			CHMT	162500.00
			CON TX	601.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	610.25
			CHECK	610.25
08/20/96	01	08:27	0001	8623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216010
IDENTIF. # REFERENCE

96 AUG 20 AM 8:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1021180