BOOK 10279 PG 546

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,181.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: August 20, 2000
(AFFIX SEAL)

SD1196-650L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 515 Enon Springs Road, Smyrna, Tennessee 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery S. Mazza (NAME)	GUARANTY TRUST COMPANY (NAME)	MAP-176-5
4476 LaVergne Couchville Pike (ADDRESS)	P. O. Box 1218 (ADDRESS)	PARCEL-31
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Murfreesboro, Tn 37133-1218 (CITY) (STATE) (ZIP)	

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, Holigan Family Investments, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery S. Mazza and wife, Patricia Fawn Mazza

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 all of Lot No. 11, Hickory Woods, Section A, as shown by plat and survey of record in Plat Book 6900, Page 511, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a part of the same property conveyed to Holigan Family Investments, Inc. by deed from T & T Partners I, a Texas general partnership of record in Deed Book 10050, Page 661, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 9678, Page 187 and in Deed Book 7932, Page 648 and corrected in Deed Book 9616, Page 470, Deed Book 9678, Page 213 and in Deed Book 9764, Page 94, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

1775 12/04 0101 03CHECK 398.17

unimproved ( )
This is improved (X) property, known as 4476 LaVergne Couchville Pike, Antioch, Tennessee 37013
(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 29th day of November, 19 96

Holigan Family Investments, Inc.
By: James E. Ruddell
James E. Ruddell, Asst. Vice President

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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 RUTHERFORD

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James E. Ruddell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Asst. Vice President and _____ respectively of the Holigan Family Investments, Inc. the within named bargainor, and corporation, and that he as such Asst. Vice President 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 James E. Ruddell as such Asst. Vice President and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Smyrna, Tennessee on this the 29th day of November 1996 .

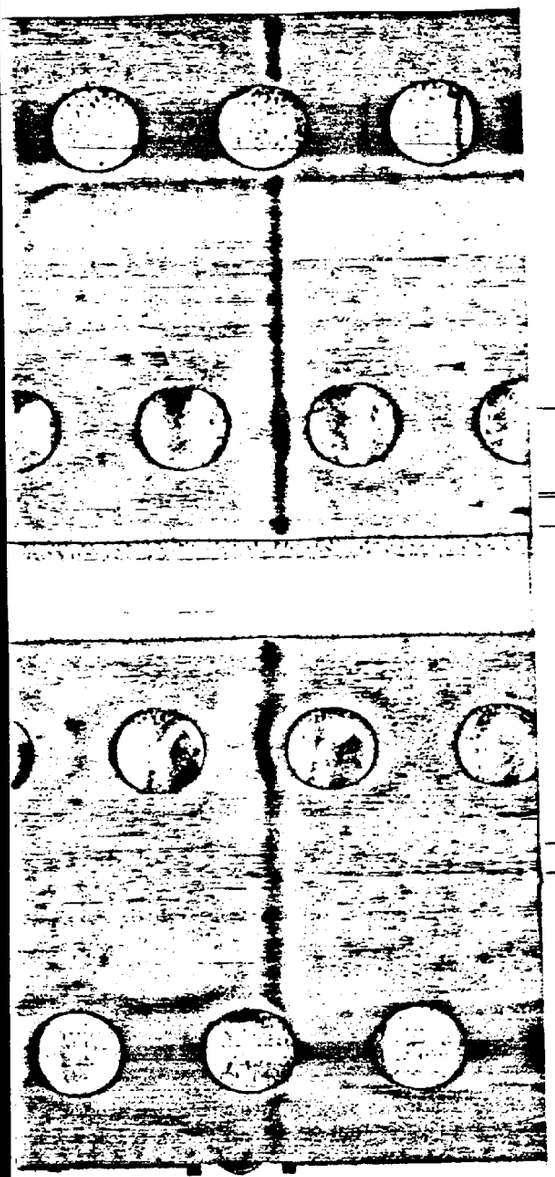
My commission expires August 20, 2000

_____
Notary Public

CARRIE A. CAMERON NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

0252410
IDENTIF. ↑ REFERENCE

96 DEC -4 AM 9:39
FELIX Z. MILSOM REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10279 PG 548

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			MAMT	105181.00
			ERR CO	
			MAMT	105181.00-
			CAMT	105181.00
			CON TX	389.17
			PRFEE	1.00
			WDEED	8.00
			TOTAL	398.17
			CHECK	398.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/04/96 01 09:42 0001 1775

0252410
IDENTIF. ↑ REFERENCE

96 DEC -4 AM 9:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094438