BOOK 10299 PG 483

This Instrument Prepared By:
Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:

D & P Properties, Inc.
104 Glendower Court
Nashville, Tennessee 37204

SEND TAX BILL:
To Owner

MAP AND PARCEL:
Map 131-02
Parcel 028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ROSE M. FORMOSA, SALVATORE J. FORMOSA, SR., ANGELO FORMOSA FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, PETE ANTHONY FORMOSA, JR., KARLA MARIA FORMOSA, KARINA RENEA FORMOSA AND LORETTA JEAN TIPPIT FORMOSA ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto D & P PROPERTIES, INC., A TENNESSEE CORPORATION, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Being part of Lot No. 7 of Block A on the Map of a part of Hillsboro-Hobbs Road Subdivision, as of record in Book 1130, page 80, Register's Office for said county.

Said part of Lot No. 7 fronts 50 feet on the easterly side of Hillsboro Place, as widened, (now known as Hillsboro Circle) and runs back between parallel lines 163 feet to a dead line.

Being part of the same property conveyed to Angelo Formosa by deed from J. Vaulx Crockett, Trustee of record in Book 4626, page 765, Register's Office for Davidson County, Tennessee. The said Angelo Formosa, Sr. having since died and devised said property to Salvatore Formosa, Sr., Pete Anthony Formosa, Sr., Angelo Formosa, Jr. and Rose Marina Formosa Bromley of record in Will Book 168, page 581, Probate Court Clerk's Office for Davidson County, Tennessee. The said Pete Anthony Formosa, Sr. having since died and devised his interest in said property to Krista Regina Formosa-Golden, Pete Anthony Formosa, Jr., Karla Maria Formosa, Karina Renea Formosa and his wife, Loretta Jean Tippit Formosa of record in Will Book 170, page 398, Probate Court Clerk's Office for Davidson County, Tennessee. The said Loretta Jean Tippit Formosa having dissented from the said Will and by Agreed Order dated December 8, 1993, Loretta Jean Tippit Formosa is entitled to one-third (1/3) of the Pete Anthony Formosa, Sr. share and the balance of his share being inherited by Krista Regina Formosa-Golden, Pete Anthony Formosa, Jr., Karla Maria Formosa, Karina Renea Formosa. An executor's deed conveying the property from the Estate of Angelo Formosa, Sr., to Angelo M. Formosa, Jr., Rose M. Formosa Bromley, Salvatore J. Formosa, Sr. and the Estate of Pete Anthony Formosa, Sr., was recorded in Book 8479, page 540, Register's Office for Davidson County, Tennessee. The said Angelo Formosa, Jr. conveyed his interest in the property to Angelo Formosa Family Limited Partnership by deed of record in Book 9557, page 756, Register's Office for Davidson County, Tennessee. The said Krista Regina Formosa-Golden conveyed her interest in the property to Angelo Formosa Family Limited Partnership by deed of record in Book 10286, page 595, Register's Office for Davidson County, Tennessee.

Richard Ray Hutchison, Executor for the Estate of Pete Anthony Formosa, Sr., joins in the execution of this instrument to consent to the transfer of the herein described property, as well as to convey any right, title and interest said Estate might have in said property. The said Richard Ray Hutchison further joins in the execution of this instrument in his capacity as Trustee for Pete Anthony Formosa, Jr., Karla Maria Formosa and Karina Renea Formosa.

This is improved property known as 4102 Hillsboro Circle, Nashville, Tennessee 37215.

This conveyance is made subject to real estate taxes for the current year, which have been assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on the dates set forth below.

Rose M. Formosa Bromley
Rose M. Formosa Bromley

Salvatore J. Formosa Sr.
Salvatore J. Formosa, Sr.

ANGELO FORMOSA FAMILY LIMITED PARTNERSHIP

Angelo M. Formosa Jr.
By: Carolyn H. Formosa

Title: General Partners

Pete Anthony Formosa Jr.
Pete Anthony Formosa, Jr.

Karla Maria Formosa
Karla Maria Formosa

Karina Renea Formosa
Karina Renea Formosa

Loretta Jean Tippit Formosa
Loretta Jean Tippit Formosa

Richard Ray Hutchison, Jr., Ex. Trustee
Richard Ray Hutchison, Executor and Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Pete Anthony Formosa, Jr., Karla Maria Formosa, Karina Renea Formosa and Loretta Jean Tippit Formosa**, 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 foregoing instrument for the purposes therein contained. Witness my hand and official seal this 13th day of December, 1996.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Richard Ray Hutchison, Executor for the Estate of Pete Anthony Formosa, Sr., and in his capacity as Trustee for Pete Anthony Formosa, Jr., Karla Maria Formosa and Karina Renea Formosa**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 13th day of December, 1996.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Angelo M. Formosa, Jr. and Carolyn H. Formosa, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged themselves to be the General Partners of **Angelo Formosa Family Limited Partnership**, the within named bargainor, a Tennessee Limited Partnership, and that they as such General Partners executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by themselves as General Partners.

Witness my hand and seal, this 13th day of December, 1996.

Notary Public

My Commission Expires: 9/18/99

BOOK 10290 PG 486

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Rose M. Formosa Bromley and Salvatore J. Formosa, Sr.**, 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 foregoing instrument for the purposes therein contained. Witness my hand and official seal this 13 day of December, 1996.

Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $325,000.00.

AFFIANT

Subscribed and sworn to before me this 13 day of December, 1996.

NOTARY PUBLIC

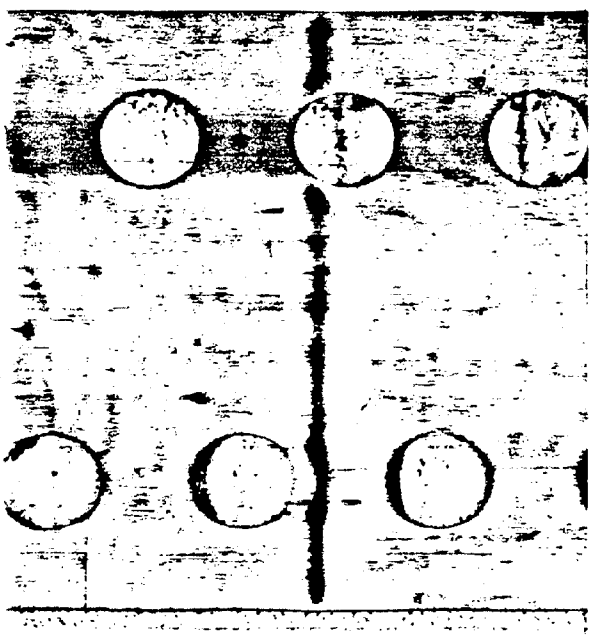
My Commission Expires: 9/18/99

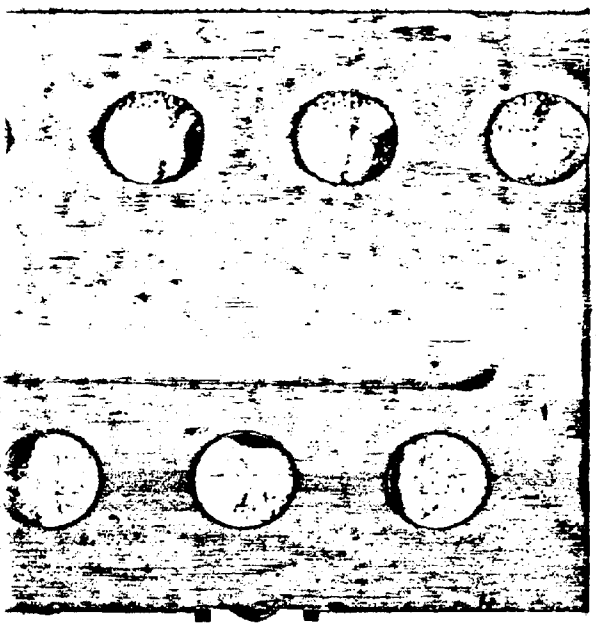
0255779
IDENTIF. ↑ REFERENCE

96 DEC 13 PM 4:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5631 12/13 0101 03CHECK 1219.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10290 PG 487

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	325000.00
			CON TX	1202.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1219.50
			CHECK	1219.50
12/13/96	01		16:17 0001	5631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255779
IDENTIF. ← REFERENCE

96 DEC 13 PM 4:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1098250