Box 17

BOOK 11004 PAGE 092

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001 (AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela R. Cowser (NAME)	MIGLP, Limited Partnership DBA (NAME)	MAP 162-12A
1015 Brittany Park Drive (ADDRESS)	320 N. Cedar Bluff Rd., #200 (ADDRESS)	PARCEL 7
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Knoxville, TN 37023 (CITY) (STATE) (ZIP)	5DU78154

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, Robert J. DelDuca, Jr.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela R. Cowser

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:

Located and being situated in the Second (2nd) Civil District of the County of Davidson, State of Tennessee, and being known and designated as follows, to-wit:

Lot 7, Phase 1A, Brittany Park Subdivision, a Planned Unit Development, as shown of record in Map Book 9700, page 46, in the Register's Office of Davidson County, Tennessee, to which reference is here made for a more particular description thereof.

Being the same property conveyed to Robert DelDuca, Jr. by deed from Carlton Enterprises, Inc. of record in Book 10221, page 479, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 10772, page 988 and Book 10789, page 173, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1015 Brittany Park Drive, Antioch, TN 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 30th day of June 19 98

Robert J. DelDuca, Jr.

Kimberly DelDuca

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert J. DelDuca, Jr. and Kimberly DelDuca

the bargainor S, 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 30th day of June 19 98.

Commission expires 11/24/2001

Laura A. Beasley
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

LEGAL DESCRIPTION CONTINUATION

Kimberly DelDuca joins in this conveyance to convey any interest she may have as the wife of Robert J. DelDuca, Jr.

0458260
IDENTIFICATION REFERENCE

98 JUL -2 P1:12:38
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

9961 07/02 0101 03CHECK 325.50

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

RECEIVED OF _____

FOR _____

BOOK 11004 PAGE 094

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 85000.00
				CON TX 314.50
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 325.50
				CHECK 325.50
			07/02/98 01	12:38 0001 9061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458260
IDENTIF. # REFERENCE

98 JUL -2 PM 12:38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1314832