BOOK 11101 PAGE 582 Box 581

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 19 98

PAULA M. THOMPSON NOTARY PUBLIC LARGO MINN DAVIDSON COUNTY

Paula M Thompson
Notary Public

MY COMMISSION EXPIRES: November 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & ASSOCIATES, P.C., 315 Deaderick Street, Suite 1430, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Donisi	NEW OWNER Victor Donisi	MAP 116-2b
(NAME)	(NAME)	
5038 Hill Place Drive	505 Chickasaw Trail	PARCEL 25
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(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, Burton W. Rice and wife, Judith W. Rice

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor Donisi and wife, Linda Donisi

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:

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 30 on the Final Plat of Hill Place, of record in Plat Book 7900, page 913 and pages 923-932(at page 930), as amended by Surveyor's Certificate of Correction, of record in Book 9854, page 235 and further amended by Surveyor's Certificate of Correction in Book 10058, page 112, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being the same property conveyed to Burton W. Rice and spouse, Judith W. Rice by deed from H. G. Hill Realty Company, a Tennessee corporation, of record in Book 9885, page 31, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Plat Book 7900, page 913 and pages 923-932(at page 930), as amended in Book 9854, page 235 and further amended in Book 10058, page 112; restrictive covenants of record in Book 9645, page 85 as amended in Book 9658, page 19; any and all easements running with the land and taxes for the current year which have been prorated day of close and assumed by the Grantees.

98 SEP -4 PM 2:16
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0484775

unimproved (X)
This is improved ( ) property, known as 5038 Hill Place Drive, Nashville, TN 37205
(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 our hand s this 1st day of September, 19 98

Burton W. Rice by Janet Jones, Atty-in-Fact
Burton W. Rice by Janet Jones, Attorney-in-Fact

Judith W. Rice by Janet Jones, Atty-in-Fact
Judith W. Rice by Janet Jones, Attorney-in-Fact

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

Before me, Paula M. Thompson a Notary Public within and for the State and County aforesaid, personally appeared Janet Jones with whom I am personally acquainted and who upon her oath acknowledged herself to be the Attorney-in-Fact respectively of Burton W. Rice and Judith W. Rice the within named bargainor, and that she as such Attorney-in-Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the bargainor as such Attorney-in-Fact.

Witness my hand and official seal at office at Nashville, Tennessee, on this 1st day of September, 1998.

My commission expires:
November 24, 2001

Paula M Thompson
Paula M. Thompson, Notary Public

PAULA M. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

7453 09/04 0101 03CHECK

695.50

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

RECEIVED OF _____

FOR _____

BOOK 11101 PAGE 584

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 185000.00
CON TX 684.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 695.50
CHECK 695.50

09/04/98 01 14:17 0001 7453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 SEP -4 PM 2:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0484775
IDENTIF. ← REFERENCE

No. 1342881