PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Instr:200005180050092 Page: 1 OF 2
REC'D FOR REC 05/18/2000 2:53:14PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1815.71

W & I Ref: (sk) Title No: 41644
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Todd D. Giorgio Sherri L. Giorgio 311 Whitworth Way Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-14-H-4.00

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$ 490,731.79,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rochford Realty & Construction Co., Inc.,** a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd D. Giorgio and spouse, Sherri L. Giorgio,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Whitworth Phase 3, Section 1 of record in Book 7900, pages 866-868, amended in Book 9582, page 834 and in Book 10270, page 34, Register's Office for said County.

SAID Lot no. 4 fronts 86.00 feet on the northeasterly margin of Whitworth Way and extends back 135.64 feet on the northwesterly lines and 127.04 feet on the southeasterly line to a dead line in the rear measuring 51.42 feet thereon.

BEING the same property conveyed to Rochford Realty and Construction Co., Inc. by deed from Lake Whitworth, LLC of record in Book 11170, page 90, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book7900, Pages 866-868, and amended in Book 9582, page 834, and Book 10270, page 34 said Register's Office, which Plan shows a 15 foot minimum building set back line from Whitworth Way and together with additional setback designations, subject to a 20 foot public utility and drainage easement along the northwesterly line, together with an 8 inch sewer line lying therein; subject to a 15 foot public utility easement along the southeasterly line of said lot.; Subject to a 20 ' public utility and joint access easement located along the rear line of record in Book 7900, page 145, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9567, page 185, Book 9567, page 216, Book 9567, page 259, Book 9567, page 294, Book 9567, page 301, Book 9738, page 770, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 311 Whitworth Way, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of May, 2000.

Rochford Realty & Construction Co.

By: James G Morrissey
Title:

State of Tennessee
County of Williamson

Before me, the undersigned, personally appeared James G. Morrissey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as _____ (or other officer authorized to execute this instrument) of Rochford Realty & Construction Co., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Brentwood, Tennessee, this 17th day of May, 2000.

Notary Public

My Commission Expires: 7-26-2003

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 490,731.79

Affiant

Sworn and subscribed before me on the 17th day of May, 2000.

Notary Public

My Commission Expires: 7-26-2003