Dav. CO. File Box 14-A
jtc file no. 16425-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/03 09:52 2pgs
Fees:13.00 Taxes:4754.50
20030730-0107310

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. GIALLOMBARDO (NAME)	CHASE MANHATTAN MORTGAGE (NAME)	Map 130-8
4319 Estes Road (ADDRESS)	P.O. Box 78824 (ADDRESS)	Parcel 155.00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Phoenix, AZ 85062 (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, COOPER CATE CONSTRUCTION COMPANY, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. GIALLOMBARDO AND WIFE, LESLIE M. GIALLOMBARDO

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:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Esteswood Subdivision, of record in Plat Book 974, page 30, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Cooper Cate Construction Company, Inc., a Tennessee corporation by Deed from John Louis Bailey, Thomas Goodall Bailey, Jr., Joseph C. Bailey and Edwin S. Bailey, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20020904-0107263. See also Instrument of Correction recorded as Inst. # 20030506-0060533, said Register's Office.
THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 4319 Estes Road, Nashville, TN 37215
(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 July, 2003

COOPER CATE CONSTRUCTION COMPANY, INC.

By: Cooper Cate
Cooper Cate, President

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 _____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Cooper Cate and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the COOPER CATE CONSTRUCTION COMPANY, INC. the within named bargainor, a corporation, and that he as such 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 Cooper Cate as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 29th day of July, 2003.

My commission expires 4/10/05

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05