This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9897 PG 969

ADDRESS NEW OWNER:
Michael J. Culotta and Carla A. Culotta
20 Wynstone
Nashville, Tennessee 37215

SEND TAX BILL:
To Owner

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
201 4th Ave. N
Nashville, TN 37219

MAP AND PARCEL:
MAP 158-4
GROUP A
PARCEL 124.00CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) 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 E. Mitchell and wife, Barbara J. Mitchell hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael J. Culotta and wife, Carla A. Culotta, 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. 66 on the Plan of Otter Wood, Section 3, of record in Book 6900, page 788, said Register's Office.

Being the same property conveyed to Robert E. Mitchell and wife, Barbara J. Mitchell by deed from Third National Bank in Nashville of record in Book 8637, page 470, Register's Office for Davidson County, Tennessee.

This is improved property known as 20 Wynstone, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael J. Culotta and wife, Carla A. Culotta, their heirs and assigns, forever; and we, Robert E. Mitchell and wife, Barbara J. Mitchell 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of December, 1995.

Robert E. Mitchell

Barbara J. Mitchell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert E. Mitchell and wife, Barbara J. Mitchell 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 within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 15th day of December, 1995.

NOTARY PUBLIC

THOMAS I BOTTORFF * NOTARY PUBLIC AT LARGE * WILLIAMSON CO TENN

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 600,000.00.

Carla A. Culbertson
AFFIANT

Subscribed and sworn to before me this 15th day of December, 1995.

NOTARY PUBLIC

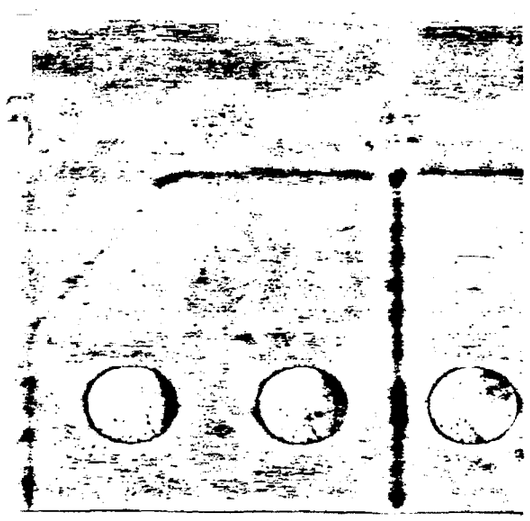
THOMAS I BOTTORFF * NOTARY PUBLIC AT LARGE * WILLIAMSON CO TENN

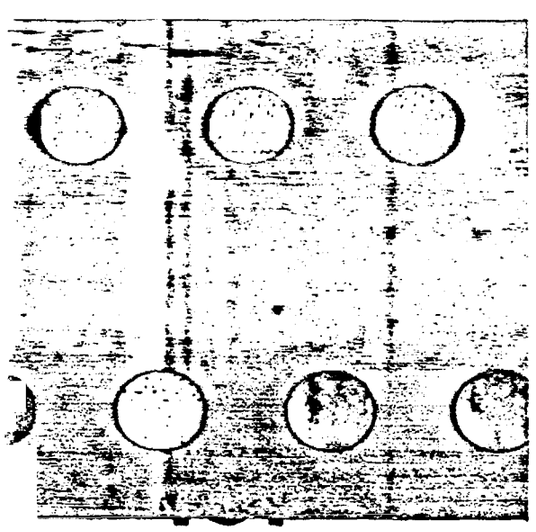
My Commission Expires: March 2, 1998

0134849
IDENTIF. ↑ REFERENCE

95 DEC 22 PM 3:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1344 12/22 0101 03CHECK 2229.00





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

RECEIVED OF _____

FOR _____

BOOK 9897 PG 971

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

DAMT	600000.00
CON TX	2220.00
PRFEE	1.00
MDEED	8.00
TOTAL	2229.00
CHECK	2229.00

12/22/95 01 15:43 0001 1344

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 0134849

95 DEC 22 PM 3:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989746