THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 144,900.00

Affiant

Subscribed and sworn to before me, this 25th day of March 1999

Notary Public

My Commission Expires: 9-29-2001

BOOK 11418 PG. 530

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROY CULOTTA 2946 Primrose Circle Nashville, Tennessee 37212	NATONSBANC MORTGAGE P.O. Box 35140 Louisville, Kentucky 40232	MAP 117-4 PARCEL 348

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY FOUR THOUSAND NINE HUNDRED AND NO/100---------- ($ 144,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, MATTHEW R. BURNSTEIN, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ROY CULOTTA AND WIFE, JENNIFER 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:

BEING the northerly portion of Lot No. 3 of Block "B" on the Map of Belmont Terrace Annex No. 4 of record in Book 974, page 97, Register's Office for Davidson County, Tennessee, and described according to a mortgage loan inspection made by Campbell, McRae and Associates Surveying, Inc., dated 9/6/95, License No. 1673, whose address is 2424 21st Avenue, South, Nashville, Tennessee 37212, as follows:

SAID Lot No. 3, Block "B", fronts 65.0 feet on the southwesterly margin of Primrose Circle and extends back 75.9 feet on the northwesterly line and 77.9 feet on the southeasterly line to the northerly line of the property conveyed to the State of Tennessee by deed from Hal E. Wilson, Jr. and Alfred Hersh dba H & W Properties, of record in Book 4784, page 282, said Register's Office, measuring 65.0 feet thereon.

BEING the same property conveyed to Matthew R. Burnstein, unmarried, by deed from Michael P. Strange and wife, Cynthia Lynn Strange, of record in Book 10497, page 469, Register's Office for Davidson County, Tennessee.

This is improved property known as 2946 Primrose Circle, Nashville, Tennessee 37212

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.

GRANTOR COVENANTs with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Terrace Annex Block "B" of record in Book 974, page 97, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 25th day of March, 19 99.

Matthew R. Burnstein

MATTHEW R. BURNSTEIN

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NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 MATTHEW R. BURNSTEIN, UNMARRIED, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 1999.

Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 _____.

Notary Public

My Commission Expires: _____

05701187

IDENTIFICATION REFERENCE

99 APR -6 PM 3:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0353 04/06 0101 03CHECK 547.13

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11418 PG. 532

05701187

IDENTIFICATION REFERENCE

APR -6 PM 3:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	144900.00
CON TX	536.13
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	547.13
CHECK	547.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 B153

No. 1447174