Instr:200002020011002 Page: 1 OF 2
REC'D FOR REC 02/02/2000 2:22:50PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $429.20

THIS INSTRUMENT PREPARED BY: Mudter & Patterson, Esquire 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 16942	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $116,000.00 Affiant Subscribed and sworn to before me, this 28th day of January, 2000. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
DAVID THOMAS	GUARANTY TRUST	MAP/PAR: 01-0
1401 Paris Avenue	3319 West End Avenue, Suite	PARCEL 076.00
Nashville, Tennessee 37212	Nashville, Tennessee 37203	FB#2 W12 250

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PAUL A. PICELLI, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID THOMAS AND WIFE, CONNIE THOMAS, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1401 Paris Avenue Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of January, 2000.

PAUL A. PICELLI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL A. PICELLI, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Victoria Place, as of record in Plat Book 332, page 10, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Paul A. Picelli by deed from Myra E. Beverly sole femme and Larita Fay Simmond now Russell of record in Book 11139, page 73, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 332, page 10, said Register's Office.