Instr:200002030011498 Page: 1 OF 2
REC'D FOR REC 02/03/2000 1:54:30PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $462.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Katherine Buonomo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2000.

Robin R. Keller
Notary Public

My Commission Expires:
(AFFIX SEAL)

ROBIN R. KELLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2000

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Katherine Buonomo and John Buonomo 1803 Riverside Drive Nashville, TN 37216	U.S. Trust Mortgage, Inc., 210 25th Avenue N, Suite 1100 Nashville, TN 37203	072-11-0 459.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **JAY WILFONG AND WIFE, CYNTHIA J. WILFONG,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **KATHERINE BUONOMO AND JOHN BUONOMO, MARRIED,** hereinafter called Grantee, 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 the southerly 30 feet on Lot No. 19, all of Lot No. 20 an the northern one-half of Lot No. 21, on the Plan of Riverside Drive Subdivision, as shown on plat of record in Plat Book 974, page 60 and 61, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lots and part of Lots adjoin and front together 105 feet on the easterly side of Riverside Drive and runs back between parallel lines 163.3 feet, on the northerly line of part of Lot No. 19 and 171.1 feet on the southerly line of part of Lot No. 21, to a dead line in the rear, measuring 105 feet, thereon.

Being the same property conveyed to Jay Wilfong, by warranty deed from Grand Canyon Properties, LLC, of record in Book 11382, Page 850, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2000 and subsequent years, a lien which is not yet due and payable.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 1803 Riverside Drive, Nashville, TN 37216.

N93133

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 person 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 28th day of January, 2000.

Jay Wilfong

Cynthia J. Wilfong

CYNTHIA J. WILFONG HEREBY JOINS IN THIS TRANSACTION TO CONVEY ANY INTEREST SHE MAY HAVE IN SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Jay Wilfong and wife, Cynthia J. Wilfong, within named 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 instrument for the purposes therein contained.

Witness my hand and official seal, in Franklin, Tennessee, the 28th day of January, 2000.

Notary Public

My commission expires:_____

ROBIN F. KELLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000