Instr:200002220017302 Page: 1 OF 2
REC'D FOR REC 02/22/2000 3:03:47PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $721.50

THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Road, #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 16991	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $ 105,000.00 Affiant Subscribed and sworn to before me, this 18th day of February, 2000. Notary Public My Commission Expires: My Commission Expires SEPT. 23, 2000

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JAMES E. BARTOO	FIRST REPUBLIC MORTAGE CORP.	MAP 155-15-A
5037 Stonemeade Drive	3212 West End Avenue, #500	PARCEL 85.00
Nashville, Tennessee 37221	Nashville, Tennessee 37203	FB# 9D81416

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, WALTER DEVIETTI GOGGIA AND WIFE, ANGELA GALETTO, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES E. BARTOO AND WIFE, CAROLE HOUSER, ("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 5037 Stonemeade Drive Nashville, Tennessee 37221.

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 18th day of February, 2000.

Walter Devietti Goggia
WALTER DEVIETTI GOGGIA

Angela Galetto
ANGELA GALETTO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER DEVIETTI GOGGIA AND ANGELA GALETTO, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2000.

My Commission Expires:_____

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Stonemeade Section I, as of record in Plat Book 6900, pages 800 and 801, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Walter DeVietti Goggia and wife, Angela Galetto, by deed from Kenneth W. Madden, Jr. and wife, Karen P. Madden, of record in Book 9506, page 863, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7701, page 290, Book 8349, page 43, Book 8517, page 992 and Book 8810, page 840; (3) Easements of record in Book 9740, page 967; (4) Dedication of common area of record in Book 8517, page 997; (5) Charter of record in Book 7920, page 728; (6) Assignment of Developer's Rights of record in Book 8810, page 842; and (7) All matters appearing on the Plan of record in Plat Book 6900, pages 800 and 801, said Register's Office.