Record and
Box 513

This Instrument Prepared By
and Returnable to:
WYATT, TARRANT & COMBS (BAS\)
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

Instr:200003210028694 Page: 1 OF 3
REC'D FOR REC 03/21/2000 10:44:00AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $462.50

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Antonio Belsito and wife, Janet Winston Belsito 2507 Sunset Place Nashville, TN 37212-4813	**SAME**	**104-15-117**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dorothy Payne**, an unmarried individual, and **David Lee Bean, Sr.** , also an unmarried individual (said individuals being referred to collectively as "Grantors"), have bargained and sold and do hereby transfer and convey unto **Antonio Belsito** and wife, **Janet Winston Belsito** (referred to collectively as "Grantees"), as tenants by the entireties, their heirs and assigns, a certain tract of land located in Davidson County, Tennessee, described with greater particularity as follows (the "Property"):

> Being the easterly one-half of Lot No. 26 on the map of Sunset Park, as recorded at page 132 of Book 332 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made.
>
> Said part of Lot No. 26 fronting fifty feet on the southerly side of Sunset Place (formerly Turner Avenue) and running back between parallel lines 160 ½ feet to a dead line.
>
> Being the same property conveyed to David Lee Bean, Sr., subject to a life estate retained by Dorothy Payne, by deed from Dorothy Payne, an unmarried woman, of record in Book 8178, page 425, said Register's Office.

This is improved property known as 2507 Sunset Place, Nashville, Tennessee 37212-4813.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto, belonging or in anywise appertaining to the said Grantees, their heirs and assigns, forever.

AND Grantors do hereby covenant with Grantees that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the

same is unencumbered, except for 2000 real estate taxes, which Grantees agree to assume, and matters shown on the Plat of record in Book 332, page 132, said Register's Office.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 10 day of March, 2000.

Dorothy Payne by David Bean Sr
Dorothy Payne, by David Lee Bean, Sr. as attorney-in-fact

David Lee Bean Sr
David Lee Bean, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $125,000.00.

David Bean Sr
AFFIANT

Subscribed and sworn to before me, this 10th day of March, 2000.

Kimberley J Raymond
NOTARY PUBLIC

KIMBERLEY J. RAYMOND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires:

11-30-2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kimberley J. Raymond, a Notary Public of the state and county aforesaid, the within named **David Lee Bean, Sr.**, 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 seal, at office, this 10th day of March, 2000.

Kimberley J Raymond
NOTARY PUBLIC

KIMBERLEY J. RAYMOND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires:

11-30-2002

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Kimberley J. Raymond a Notary Public of the state and county aforesaid, the within named **David Lee Bean, Sr.**, 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 by signing the name of Dorothy Payne thereto as attorney-in-fact pursuant to a Power of Attorney.

WITNESS my hand and seal, at office, this 10th day of March, 2000.

Kimberley J Raymond
NOTARY PUBLIC

KIMBERLEY J. RAYMOND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

11-30-2002