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 $ 270,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 15th day of June, 2000

Notary Public

My Commission Expires: 9.29.01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
STEPHANIE R. DITENHAFER 1401 Beechwood Avenue Nashville, Tennessee 37212	AMSOUTH BANK 2050 Parkway Office Circle Birmingham, Alabama 35244	MAP 118-1 PARCEL 10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY THOUSAND AND NO/100----------($ 270,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, BRADLEY POE, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto STEPHANIE R. DITENHAFER AND HUSBAND, WILLIAM H. DITENHAFER hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly half of Lot No. 95 on the Belmont Land Company's Plan of Lots called "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 95 fronts 50.0 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 188.0 feet to an alley.

BEING the same property conveyed to Bradley Poe, as to a one-half undivided interest, and Robert Poe and wife, Janet Poe, as to a one-half undivided interest, all as tenants in common with right of survivorship, by deed from Alphonso Beene of record in Book 9451, page 53, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Bradley Poe, unmarried, by Quitclaim Deed from Robert Poe and wife, Janet Poe, of record in Book 11416, page 386, said Register's Office.

Instr:200006210061695 Page: 1 OF 2
REC'D FOR REC 06/21/2000 11:14:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $999.00

This is improved property known as 1401 Beechwood Avenue, 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 GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has a 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 Land Company's Plan of Lts "Belmont Heights" of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of June, 2000.

BRADLEY POE

MITCHELL A. WATTS 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 BRADLEY POE, 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 15th day of June, 2000.

My Commission Expires: September 29, 2001

Notary Public

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 _____.

My Commission Expires: _____

Notary Public