Instr:200008210082044 Page: 1 OF 2
REC'D FOR REC 08/21/2000 8:17:38AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $577.20

27A

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 $***156,000.00.

Affiant

Subscribed and sworn to before me this 18th day of August, 2000.

Notary Public

My Commission Expires: ~~5-02-01~~ 3-27-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
DAVID M. DIPERSIO 4913 Wyoming Avenue Nashville, Tennessee 37209	FLAGSTAR BANK FSB 2600 Telegraph Road #200 Bloomfield Hills, MI 48302	MAP 103-3 PARCEL 193 25W 03288

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY SIX THOUSAND AND 00/100 DOLLARS ($***156,000.00), cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, we, ROBERT BAILEY-LEMANSKY and wife, SUSAN BAILEY-LEMANSKY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DAVID M. DIPERSIO, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tracts of land in West Nashville, Davidson County, Tennessee, being part of the E. A. Elam Five acre tract, described as follows:

TRACT I:

BEGINNING at a point on the southerly side of Wyoming Avenue, formerly 6th Avenue, 370.0 feet eastwardly from the easterly margin of 51st Avenue, North, formerly 10th Street; thence eastwardly with Wyoming Avenue, 50.0 feet; thence southwardly at right angles, 150.0 feet to a point; thence westwardly, along a line parallel with Wyoming Avenue, 50.0 feet to a point; thence northwardly at right angles, 150.0 feet to the beginning.

TRACT II:

BEGINNING at a point 150.0 feet southwardly from the south margin of Wyoming Avenue being the southwest corner of a lot previously conveyed to T.M. Hendrickson et ux, by deed of record in Book 967, page 368, Register's Office for Davidson County, and running thence southwardly 102.0 feet to the southerly line of the tract; thence eastwardly 50.0 feet with said line to the corner of the lot conveyed to Ezra Hatcher and wife; thence northwardly 102.0 feet to the southeast corner of lot conveyed to T.M. Hendrickson and wife, under former deed; thence westwardly with Hendrickson's south line 50.0 feet to the point of beginning.

Tract I and Tract II being the same property conveyed to Robert Bailey-Lemansky and wife, Susan Bailey-Lemansky, by deed from Kenneth A. Huber (married) and wife, Renee K. Huber, of record in Book 11404, page 273, Register's Office for Davidson County, Tennessee.

This is improved property known as 4913 Wyoming Avenue, Nashville, Tennessee 37209.

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, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have 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.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 16th day of August, 2000.

Robert Bailey Lemansky
ROBERT BAILEY-LEMANSKY
by Deirdre Kerr
Attorney in Fact

Susan Bailey Lemansky
SUSAN BAILEY-LEMANSKY
by Deirdre Kerr
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEIRDRE KERR, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT BAILEY-LEMANSKY and SUSAN BAILEY-LEMANSKY, and acknowledged that she executed the same as the free act and deed of the said ROBERT BAILEY-LEMANSKY and SUSAN BAILEY-LEMANSKY.

WITNESS my hand and seal this 16th day of August, 2000.

Mitchell A Watts
Notary Public

My Commission Expires:

9/29/01

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