THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road - Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 09/08/00 13:50 2pgs
Fees:11.00 Taxes:1024.90
20000908-0089224

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***277,000.00.

Affiant

Subscribed and sworn to before me this 31 day of August, 2000.

Notary Public

My Commission Expires: _____

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
GIERI SIMONETT 1406 Linden Avenue Nashville, Tennessee 37212	Owner	MAP 105-13 PARCEL 78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY SEVEN THOUSAND AND 00/100 ($***277,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, I GREG PERFETTO, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto GIERI SIMONETT and wife, HELENA SIMONETT, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 50.0 feet of Lot No. 47-A on the plan of Belmont Land Company's Subdivision called "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50.0 feet on the northerly side of Linden Avenue and runs back between parallel lines 169.0 feet to an alley.

BEING the same property conveyed to Greg Perfetto, unmarried, by deed from James E. Criner, Sr. and wife, Ruth E. Criner and James E. Criner, Jr. and David H. Criner of record in Book 7643, page 830, Register's Office for Davidson County, Tennessee.

SUZANNE OCHOA , spouse of Greg Perfetto, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1406 Linden Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS 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.

2. Matters, if any, shown on the plan of Belmont Land Company's Subdivision called "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 land 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 31st day of August, 2000.

GREG PERFETTO

SUZANNE OCHOA

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 GREG PERFETTO and SUZANNE OCHOA, the 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 this 31st day of August, 2000.

Notary Public

My Commission Expires: 9-24-01

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