FILE BOX 45

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $32,000.00.

Gary Baldoni
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of ~~November~~ December, 2000.

Patricia Nicholls
Notary Public
My Commission Expires: 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/08/00 15:07 2pgs
Fees:11.00 Taxes:118.40
20001208-0121356

FROM: FIRST UNION NATIONAL BANK **TO:** GARY BALDONI

Address of New Owner:
GARY BALDONI
7750 Barnhill Rd.
Primm Springs, TN 38476

Send Tax Bills to:
NEW OWNER

Map-Parcel No.
MAP: #81-10
PARCEL: #341.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **FIRST UNION NATIONAL BANK**, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **GARY BALDONI** 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 part of Lot 10, Subdivision of Georgia Industrial Realty, Co.'s North Nashville Property, of record in Book 421, Page 188, Register's Office, Davidson County, Tennessee and further described according to a mortgage loan inspection by Campbell Surveying Company, Inc., License No. 665, 2424 21st Ave., Suite 201, Nashville, Tennessee 37212, dated May 17, 1991 as follows:

Said part of Lot fronts 40 feet on the westerly side of 23rd Avenue North and runs back between parallel lines 201.4 feet to the easterly line of Lot No. 15 of said plan.

Being the same property conveyed to First Union National Bank by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee of record in Instrument #199912210305630, Register's Office for said County.

The street addresses of the Real Property is 1605 B 23rd Avenue North - Nashville, TN 37208 unimproved/X improved real property.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 22nd day of November, 2000.

FIRST UNION NATIONAL BANK

BY: Davida Ward
TITLE: Asst. Vice President

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Davida Ward and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her/their oath acknowledged himself/herself/themselves to be the Asst. Vice President and _____ of First Union National Bank, the within named bargainor(s), and corporation, and that he/she/they as such Asst. Vice President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Davida Ward as such Asst. Vice President and the said _____ as such _____.

Witness my hand and official seal at WAKE NORTH CAROLINA, _____, this 22nd day of November, 2000.

My Commission Expires: August 31, 2004

Kelly B. Crandle
NOTARY PUBLIC

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, _____ and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her/their oath acknowledged himself/herself/themselves to be the _____ and _____ of _____ and that he/she/they as such _____ and _____, being authorized so to do, executed the foregoing instrument by signing the name of the corporation, by the said _____ as such _____ and the said _____ as such _____, on behalf of _____ as its Attorney in Fact as the free act and deed of the within named _____.

Witness my hand and official seal at _____, _____, the _____ day of _____, 2000.

My Commission Expires: _____

_____
NOTARY PUBLIC