Liberty Escrow, Inc.
504 Autumn Springs Court, Suite 8
Franklin, Tennessee 37067
Ph: (615) 550-1000 - Fax: (615) 550-1002

(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of October, 2000.

Notary Public

My Commission Expires: 6/4/02

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/27/00 13:45 2pgs
Fees:11.00 Taxes:142.45
20001227-0126212

ADDRESS NEW OWNER(S) AS FOLLOWS:
Delilah Massarotti
420 Elysian Fields Road #A-19
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 133-14-0-A-019.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Meinhart Builders, LLC., a Tennessee Limited Liability Company**, hereinafter referred to as Grantors, hereby transfers and conveys to **Delilah Massarotti** hereinafter referred to as Grantee, her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot Unit A-19 on the plan of Oakcrest Condominiums, according to the Master Deed of record in Book 5884, page 960, as amended by Book 9559, page 939 in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 413 in the Register's Office in Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Meinhart Builders, LLC, a Tennessee Limited liability company by Special Warranty Deed from SouthTrust Bank, National Association, a national banking corporation of record in Instrument # 2000003060021782, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Book 5200, page 413 in the Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 5860, page 930 in said Register's Office.

Master Deed of record in Book 5884, page 960 and in Book 9559, page 939 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2000 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 420 Elysian Fields Road #A-19, Nashville, TN 37211.

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, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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. 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.

Witness my hand this 27th day of October, 2000.

Meinhart Builders LLC.

M.E. Meinhart, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared M.E. Meinhart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Meinhart Builders LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager of Meinhart Builders LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager of Meinhart Builders LLC.

Witness my hand and official seal this 27th day of October, 2000.

Notary Public

THOMAS SIDWELL NOTARY PUBLIC AT LARGE TENN.

My Commission Expires:

10/22/04

02407-BW