Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 01/29/01 13:37 3pgs
Fees:15.00 Taxes:259.00
20010129-0008590

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary Baldoni** (hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto (hereinafter referred to as "Grantee(s)"), **Sherron Y. Bell** it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 26 day of January 2001.

Gary Baldoni

STATE Of Tennessee
COUNTY Of Williamson

Before me, the undersigned, a Notary Public and for said County and State aforesaid, personally appeared, Gary Baldoni with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and official seal, this 26 day of January 2001.

Notary Public
My Commission expires:

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
DAVIDSON COUNTY

STATE Of Tennessee
COUNTY Of Williamson

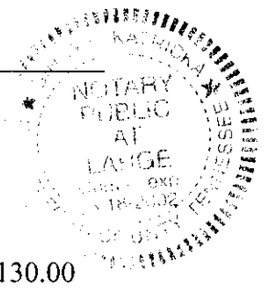
The actual consideration or value, whichever is greater, for this transfer is $70,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Sherron Bell
Affiant

Subscribed and sworn to before me this 26 day of January 2001.

Notary Public

My Commission expires:



Map and Parcel Numbers: 81/14/130.00

Address of New Owner:
2402 Underwood Street
Nashville, TN 37208

Send Tax Bills To:
same

6-010012

SCHEDULE A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Being Lot No. 43 on the Revised plan of Fisk Park, of record in Book 2331, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 43 fronts 81 feet on the northerly side of Underwood Street and runs back between lines, 98.1 feet on the westerly line and 72 feet on the easterly lline to a dead line in the rear on which it measures 49.5 feet.

Being the same property conveyed to Gary Baldoni from Jerry Nail by Quitclaim Deed dated August 7, 2000 and recorded August 25, 2000, Instrument # 200008250084054, Register's Office for Davidson County, Tennessee. Also acquired of record as Instrument No. 200008140080119 of the Register's Office for Said County.

This conveyance is subject to easements and/or setback lines of record in Book 2331, page 114, Register's Office for Davidson County, Tennessee,