THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17764**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Caroline Walden Affiant Subscribed and sworn to before me, this 28th day of FEBRUARY, 2001. Notary Public My Commission Expires: 11/29/03

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Mr./Mrs. G. Scott Walden 213 Hillwood Boulevard Nashville, Tennessee 37205	**Send Tax Bills To:** BancMortgage Financial Corp. 990 Hammond Drive, Suite 1020 Atlanta, GA 30328	**Tax Information:** MAP 103-14 PAR 76 FB 08DZ 51575

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN D. ROSSO AND WIFE, SUNNY G. ROSSO ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to G. SCOTT WALDEN AND WIFE, CAROLINE WALDEN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 213 Hillwood Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 executed this instrument on this 27 day of FEBRUARY, 2001.

JOHN D. ROSSO

SUNNY G. ROSSO

STATE OF NORTH CAROLINA
COUNTY OF Henderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN D. ROSSO*, 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. *and SUNNY G. ROSSO

Witness my hand, at office, this 27th day of FEBRUARY, 2001.

My Commission Expires: My Commission Expires September 12, 2005

Notary Public

JO PIERCE NOTARY PUBLIC HENDERSON COUNTY

Davidson County DEEDWARR
Recvd: 03/01/01 12:08 2pgs
Fees:11.00 Taxes:1702.00

20010301-0019106

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 Block "E" on the Plan of Hillwood Estates, as of record in Plat Book 1835, page 59, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John D. Rosso and wife, Sunny G. Rosso by deed from Sarah R. Kopcsak and spouse, Peter James Kopcsak of record in Book 9553, page 222, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 59, said Register's Office.