THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***510,000.00.

Affiant

Subscribed and sworn to before me this 1st day of March, 2001.

Notary Public

My Commission Expires: 9-29-01

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

Davidson County DEEDWARR
Recvd: 03/05/01 16:07 2pgs
Fees:11.00 Taxes:1887.00
20010305-0020707

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
TIMOTHY R. GETSAY 1716 Blair Boulevard Nashville, Tennessee 37212	BANK OF AMERICA 2059 Northlake Parkway Tucker, Georgia 30084	MAP 104-16 PARCEL 41.0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED TEN THOUSAND AND 00/100 ($***510,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, K.W.I, INC., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TIMOTHY R. GETSAY, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 48 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights as of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

SAID Lot No. 48 fronts 55.0 feet on the northerly side of Blair Avenue or Boulevard and runs back northwardly between parallel lines and with the easterly margin of 18th Avenue, South, 170.0 feet to a 15-foot alley.

BEING the same property conveyed to K.W.I., Inc., a Tennessee corporation, by Quitclaim Deed from Kenneth A. Wallace, married, of record as Instrument No. 200008280084410 Register's Office for Davidson County, Tennessee.

This is improved property known as 1716 Blair Boulevard, Nashville, Tennessee 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 GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that it 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 George W. Blair's S/D of Belmont Heights of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds it successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 2nd day of March, 2001, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

K.W.I, INC.

BY:

TITLE: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth A. Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of K.W.I., Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal this 2nd day of March, 2001.

Notary Public

My Commission Expires: 9/29/01

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