Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

~~30-B~~
File #01-1048

Davidson County DEEDWARR
Recvd: 03/07/01 08:36 2pgs
Fees:11.00 Taxes:795.50
20010307-0021360

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Vincent J. Punaro, and wife, Rosa Punaro, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto M. Shaw Flippen, Jr., hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 113 on the Map showing R.W. Grizzard's Subdivision of part of the Bosley tract, not of record, described according to a survey made by Erle Drake, county surveyor, October 10, 1930, as follows:

Beginning at the southeast corner of Jones or Fairfax Avenue and Marlborough Avenue thence with the southerly margin of Jones Avenue eastwardly 75 feet to the corner of lot nos. 113 and 114; thence with the line between said two lots, southwardly 200 feet to the northerly line of Lot No. 191; thence with same, westwardly 110 feet to the easterly margin of Marlborough Avenue; thence with said Avenue, northwardly 200 feet to the beginning.

Being the same property conveyed to Vincent J. Punaro and wife, Rosa Punaro by deed of record in Book 7117, Page 3, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 401 Fairfax Avenue, Nashville TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this ~~28th~~ 26th day of February, 2001

Vincent J. Punaro

Rosa Punaro

State of California)
County of SACRAMENTO)

On this ~~28th~~ 26th day of February, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Vincent J. Punaro and Rosa Punaro, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Pat Stallings
Notary Public

My Commission Expires: May 12, 2002

WMD1 PAT STALLINGS COMM. # 1180406 Notary Public - California SACRAMENTO COUNTY My Comm. Expires MAY 12, 2002 WMD1

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 215,000.00.

M Shaw Flippen Jr
Affiant

Sworn and subscribed before me on this the 28th day of February, 2001.

Notary Public

My Commission Expires: 5/26/02

NEW OWNER:
M. Shaw Flippen, Jr.
401 Fairfax Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
104-10-133