This Instrument Prepared By:
Broker's Escrow Services, Inc.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
KEVIN S BRIGNOLA
1217 Elliston Street
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
1st Trust Bank for Savings
6525 Quail Hollow, Suite 300
Memphis, TN 38120

Davidson County DEEDWARR
Recvd: 03/12/01 12:14 2pgs
Fees:11.00 Taxes:296.00
20010312-0023346

MAP 0530
GROUP 300
PARCEL 2600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DENNIS BEARDSLEE and wife, WANDA BEARDSLEE,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **KEVIN S. BRIGNOLA, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:
BEING LOT NO. 63 AND 63A OF SECTION "C" ON THE PLAN OF E.I. DUPONT DENEMOURS AND COMPANYS SUBDIVISION, AS OF RECORD IN BOOK 1424, PAGE 66 AND IN BOOK 1835, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to DENNIS BEARDSLEE and WANDA BEARDSLEE by deed from Secretary of Housing and Urban Development dated December 1, 2000, of record in Instr: 20001212-0122328, Register's Office for Davidson County, Tennessee.

This is improved property known as 1217 Elliston Street, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. 2000 County Taxes in the amount of $482.23 are paid. Subsequent years are a lien, but not yet due and payable.
2. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603 et seq.
3. Subject to all covenants, subdivision restrictions, easement and other matters of record in Plat Book 1424, Page 66, and in Plat Book 1835, Page 2, Register's Office for Davidson County, Tennessee.

4. Subject to Plan of Record in Plat Book 1424, Page 66, and in Plat Book 1835, page 2, Register's Office for Davidson County, Tennessee.

5. Subject to Homeowner Association dues and/or fees of record, if any, in Register's Office for Davidson County, Tennessee.

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; and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and GRANTORS, do further covenant and bind themselves, their heirs and representatives, 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 our hands this the 26TH day of February, 2001.

DENNIS BEARDSLEE

WANDA BEARDSLEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **DENNIS BEARDSLEE and wife, WANDA BEARDSLEE**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26TH day of February, 2001.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.
My Commission Expires September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me on this 26TH day of February, 2001.

NOTARY PUBLIC

My Commission Expires:

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.
My Commission Expires September 13, 2003