PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 42251
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/03/01 14:50 2pgs
Fees:11.00 Taxes:1357.90
20010403-0032277

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey T. Myers 6400 Jocelyn Hollow Road Nashville, TN 37205	Wells Fargo Home Mortgage 4456 Corporation Lane, Suite 100 Virginia Beach, VA 23462

TAX MAP-PARCEL NUMBERS: 115-15-086

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 367,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John T. Luciano and spouse, Kathleen Luciano,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey T. Myers,** 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. 78 on the Plan of West Meade Farms, Inc., Section "D" of record in Plat Book 1835, pages 40 and 41, Register's Office for said County.

SAID Lot No. 78, which is a corner lot, fronts 175.0 feet on the northerly margin of Jocelyn Hollow Road and fronts 367.4 feet on the westerly margin of Robin Hill Road, said frontages being joined by a curve having a length of 39.3 feet, and extends back 392.4 feet on the westerly lien and 200.0 feet on the northerly line, to a point of intersection.

BEING the same property conveyed to John T. Luciano and wife, Kathleen Luciano by deed from Phillip M. Reynolds and wife, Mary E. Reynolds of record in Instrument No. 20001004-0098356, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 40 and 41, said Register's Office, which Plan shows a 125 foot minimum building setback line from Jocelyn Hollow Road and a 50 foot minimum building setback line from Robin Hill Road and 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 6400 Jocelyn Hollow Road, Nashville, TN 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 30th day of March, 2001.

John T. Luciano

Kathleen Luciano

State of Tennessee
County of Davidson

On this 30th day of March, 2001, before me the undersigned authority, personally appeared **John T. Luciano** and **Kathleen Luciano**, 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.

My Commission Expires:

CHRISTY WILKINS WEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 367,000.00

Affiant

Sworn and subscribed before me on the 30th day of March, 2001.

Notary Public

My Commission Expires:

CHRISTY WILKINS WEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003