THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 180,000.00
Affiant NOTARY
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF April, 2001
Notary Public
MY COMMISSION EXPIRES: January 17, 2004
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mauro M. Mastrapasqua (NAME)	Capital Bank and Trust Company (NAME)	MAP 117-5
3434 Hampton Avenue (ADDRESS)	1820 West End Avenue (ADDRESS)	PARCEL 84
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard L. Brown and wife, Rebecca Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mauro M. Mastrapasqua, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 4 on the unrecorded Plan showing subdivision of the South part of a 6.28 acre tract on the North side of Hampton Avenue, described according to a survey of W. B. Southgate, Surveyor, dated June 23, 1941 as follows:

Beginning in the northerly margin of Hampton Avenue at the southeast corner of Lot No. 3 on said Plan; thence with the northerly margin of Hampton Avenue, eastwardly 100 feet to a westerly line of the Hampton tract and a fence; thence with the westerly line of said tract, northerly 9 1/2 degrees West 288 feet, to a point; thence westwardly with a fence, south 85 degrees West 93 feet, to the northeast corner of Lot No. 3; thence with the easterly line of Lot No. 3, 279 feet, to the beginning

Being the same property conveyed to the Grantors by deed of even date which is being recorded simultaneously herewith.

Davidson County DEEDWARR
Recvd: 04/20/01 15:51 2pgs
Fees:11.00 Taxes:2294.00
20010420-0039584

unimproved ( )
This is improved (X) property, known as 3434 Hampton Avenue, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand s this 20th day of April, 2001

Richard L. Brown

Rebecca Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Brown and wife, Rebecca Brown

the bargainor s, 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. Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 2001.

Commission expires July 24, 2004

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public