Box 7

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (sk) Title No: 42378
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/09/01 14:16 2pgs
Fees:11.00 Taxes:676.18
20010509-0048250

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Francescon Jami Francescon 4115 Idaho Avenue Nashville, TN 37209	Bank of America 2059 Northlake Pkwy Tucker, Ga. 30084

TAX MAP-PARCEL NUMBERS: 103-04-278

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 182,750.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles E. Honea, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Francescon and spouse, Jami Francescon,** 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. 24 on teh Map of Charlotte Avenue Church of Christ addition to West Nashville of record in Book 547, page 199, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Charles E. Honea, a single person by deed from Susan Henderson and Richard Ice, both unmarried of record in Book 10515, page 362, Register's Office for Davidson County, Tennessee.

Julia R. Honea, spouse of Charles E. Honea, joins in this conveyance soley to convey any and all marital interest she may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547, Page 199, said Register's Office; Issuance of Gas/Mechanical, Electrical or Plumbing Permit by the Metropolitan Government of Nashville and Davidson County, Tennessee on property located at 4115 Idaho Avenue, of record in Document No. 200005250052441.

This is improved property, known as: 4115 Idaho Avenue, Nashville, TN 37209

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 April, 2001.

Charles E. Honea **Julia R. Honea**

State of Tennessee
County of Davidson

On this 30th day of April, 2001, before me the undersigned authority, personally appeared **Charles E. Honea and Julia R. Honea**, 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: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 182,750.00

Affiant

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

My Commission Expires: 5/26/02 Notary Public

ALAN R. MAZE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires