WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 05/21/01.

Notary Public

MY COMMISSION EXPIRES: 9-25-04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael Troy Haley, Attorney
Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Mondelli et ux (NAME)	SAME (NAME)	**100**
Old Pond Creek Rd. (STREET ADDRESS/ROUTE NUMBER)	PO Box 210932 (STREET ADDRESS)	**P/O 30,54,55**
Pegram, TN 37143 (CITY/STATE/ZIP)	Nashville TN 37221-0932 (CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THIRTY THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Bobby F. Webb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John A. Mondelli and wife, Jeannie G. Mondelli**

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:

See Exhibit "A" Legal Description

Davidson County DEEDWARR
Recvd: 05/21/01 12:08 3pgs
Fees:15.00 Taxes:111.00

20010521-0052285

Subject to the following: easements of record in Book 7686, page 738, and Book 11355, page 700, Register's Office for Davidson County, Tennessee, and otherwise of record; any setback lines or restrictions of record, and to zoning regulations for the appropriate governmental authority, and to rights for public utilities and public rights of way; to matters which would be disclosed by an accurate survey; county property taxes for current year to be prorated as of date of deed between the parties.

NOTE: This property is vacant, unimproved land and has never been the residence of the Grantor, nor his spouse, if any, and as such is not subject to homestead or other marital interest as contemplated by TCA 31-1-104 et seq or similar statute or at common law.

This is unimproved (X)
improved ( ) property, known as Old Pond Creek Rd. (House Number/Street) Pegram (City/Town) TN (State) 37143 (Postal Code)

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.

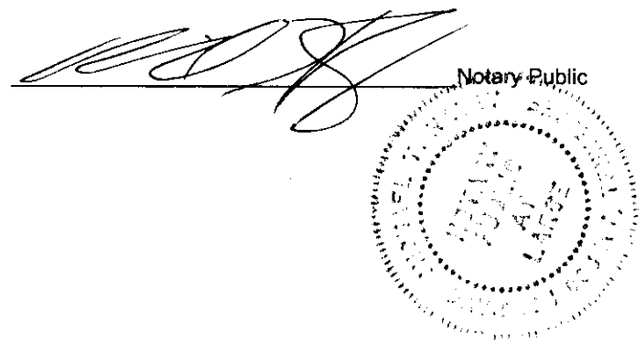
Witness my hand this 21st day of May, 2001.

Bobby F Webb
BOBBY F. WEBB

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 **Bobby F. Webb,** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____he_____ executed the within instrument for the purposes therein contained, as his free act and deed.

Witness my hand and official seal at **Nashville**, **TN**, this **05/21/01**.



Notary Public

Commission Expires: 09/25/2004

Exhibit "A"
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

Being a tract of land in Davidson County, Tennessee, said tract being a portion of the properties conveyed to Claude Barnes and wife Lela Mai Barnes by instrument of correction as evidenced in Book 106, page 401, R.O.C.C. and by deed of record in Book 106, page 393, R.O.C.C., the property conveyed to Claude Barnes, Jr. by deed of record in Book 5290, page 46, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the centerline of Old Pond Creek Road, said point being the southwesterly corner of Tract III of the DeMoss property, and being the northwesterly corner of the herein described tract,

THENCE, leaving said centerline with a new line and the southerly line of Tract III N 65 deg. 00' 00" E, 827.23 feet to a point,
THENCE, leaving said southerly line S 11 deg. 19' 41" E, 32.56 feet to a steel t-post,
THENCE, continuing S 12 deg. 45' 56" E, 304.42 feet to a point,
THENCE, leaving said line with the northerly line of Tract 1 S 65 deg. 00' 00" W, 600.46 feet to a point located in the centerline of Old Pond Creek Road,
THENCE, with the centerline of Old Pond Creek Road and a curve to the left 159.39 feet, said curve having a central angle of 27 deg. 40' 26", a radius of 330.00 feet, and a chord of N 38 deg. 50' 13" W, 157.85 feet to a point,
THENCE, continuing north 58 deg. 35' 30" West, 211.14 feet to the point of beginning.

Containing 228,190 square feet or 5.24 acres, the same more or less.

Also conveyed herewith is a permanent 50' wide easement described as follows:

Being a permanent, fifty feet wide easement along Old Pond Creek Road for the purpose of a public roadway, said easement being more particularly described as follows:

BEGINNING at an existing p-k nail in the centerline of Old Pond Creek Road, said nail being located S 80 deg. 51' 05" E, 7.37 feet from the northeasterly corner of property conveyed to Earl Loftis, Jr. by deed of record in Book 4161, page 601, R.O.D.C. and being the point of beginning for the herein described easement,

THENCE, leaving said centerline N 80 deg. 51' 05" W, 25.14 feet and passing a scalybark hickory at 7.37 feet to a point located in the northerly line of said Loftis, Jr. property.
THENCE, with a curve to the left 361.39 feet, said curve having a central angle of 67 deg. 53' 21", a radius of 305.00 feet, and a chord of N 18 deg. 29' 29" W. 340.62 feet to a point,
THENCE, N 58 deg. 35' 30" W, 272.25 feet to a point,
THENCE, N 57 deg. 21' 35" W, 338.63 feet to a point,
THENCE, with a curve to the left 56.92 feet, said curve having a central angle of 19 deg. 04' 24", a radius of 171.00 feet, and a chord of N 65 deg. 38' 51" W. 56.66 feet to a point located in the easterly line of Majorie C. Encke,
THENCE, with said Encke property N 0 deg. 51' 40" E, 35.71 feet to an existing iron pin located in the easterly line of John R. Radford,
THENCE, with said Radford property N 3 deg. 47' 55" E, 15.33 feet to a point,
THENCE, with a curve to the right 84.53 feet, said curve having a central angle of 21 deg. 54' 58", a radius of 221.00 feet, and a chord of S 67 deg. 13' 09" E, 84.02 feet to a point,
THENCE, S 57 deg. 21' 35" E, 337.58 feet to a point,
THENCE, S 58 deg. 35' 30" E, 274.30 feet to a point,
THENCE, with a curve to the right 424.86 feet, said curve having a central angle of 68 deg. 34' 17", a radius of 355.00 feet, and a chord of S 18 deg. 36' 02" E, 399.96 feet to a point located in the northerly line of property formerly owned by Earl Loftis,
THENCE, with said northerly line N 88 deg. 00' 00" W, 25.79 feet to an existing P-K Nail located in the centerline of Old Pond Creek Road,
THENCE, with the centerline of Old Pond Creek Road and a curve to the left 10.20 feet, said curve having a central angle of 1 deg. 46' 15", a radius of 330.00 feet, and a chord of N 15 deg. 51' 33" E, 10.20 feet to an existing P-K nail and the point of beginning.

Containing 53,817 square feet or 1.23 acres, the same more or less.

BEING a portion of the same property conveyed to Bobby F. Webb, by deed from Lela Mai Barnes now Lela Mai DeMoss, and husband, Leo E. DeMoss, Sr. and Claude Barnes, Jr., dated February 17, 1999, recorded February 25, 1999, of record in Book 11355, page 700, Register's Office for Davidson County, Tennessee.

rta/73715-01