Bk 2

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 265,000.00

Affiant

Subscribed and sworn to before me, this 17th day of May, 2001

Notary Public

My Commission Expires: 3/10/03

Davidson County DEEDWARR
Recvd: 05/25/01 14:09 2pgs
Fees:11.00 Taxes:980.50
20010525-0054786

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. My Commission Expires 3/10/2003

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ANDREW H. WALT 106 Brookfield Avenue Nashville, Tennessee 37205	New Owner	MAP 129-8 PARCEL 119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY FIVE THOUSAND AND NO/100-- ($ 265,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, PETER A. MOLLICA AND WIFE, CAREY J. MOLLICA hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANDREW H. WALT, MARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 3 of Block "E" on the Second Revised Plan of Highlands of Belle Meade, Number 2, of record in Book 1130, page 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Peter A. Mollica and wife, Carey J. Mollica by deed from Eugene G. Monroe, Jr., unmarried, of record as Instrument No. 200009250094545 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 106 Brookfield Avenue, Nashville, Tennessee 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, his heirs and assigns, forever.

GRANTOR s 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 the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Highlands of Belle Meade, Number 2 of record in Book 1130, page 71 and 72, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind__ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17th day of May, 2001

PETER A. MOLLICA

CAREY J. MOLLICA

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 PETER A. MOLLICA AND WIFE, CAREY J. MOLLICA, 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 this 17th day of May, 2001.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ 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 this _____ day of _____.

My Commission Expires: _____

Notary Public