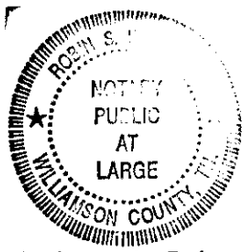
box 2



My Commission Expires
March 18, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May , 2001

Notary Public

MY COMMISSION EXPIRES: 3/18/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard J. Varno (NAME)	CAPITAL BANK & TRUST COMPANY (NAME)	MAP 15
7851 Strawberry Hill Rd. (ADDRESS)	1820 West End Avenue (ADDRESS)	PARCEL 252.00
Joelton, TN 37080 (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, Willie Lee Roberts , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard J. Varno and wife, Donna A. Varno

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 attached legal description.

Davidson County DEEDWARR
Recvd: 06/25/01 15:21 3pgs
Fees:15.00 Taxes:525.40

20010625-0067133

unimproved ( )
This is improved (X) property, known as 7851 Strawberry Hill Rd., Joelton, TN 37080
(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 my hand this 31st day of May , 2001

Willie Lee Roberts

Willie Lee Roberts

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 Willie Lee Roberts

the bargainor _____, with whom I am personally acquainted or proved before me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of May 2001.

Commission expires 3/18/2003

Notary Public

S. WEAKLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN. My Commission Expires March 18, 2003

STATE OF TENNESSEE
COUNTY OF

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(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

WARRANTY DEED

FROM

Willie Lee Roberts

TO

Richard J. Varno

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

EXHIBIT "A"

Land in Davidson County, Tennessee, described according to a survey by William Marlin Keel, dated May 16, 1989, as follows:

BEGINNING at a point in the centerline of Wilkinson Road, said point being the northerly most corner of the property conveyed to E. G. Winters by deed of record in Book 4283, page 923, of the Register's Office of Davidson County, Tennessee; Thence, North 76 degrees 29 minutes 00 seconds East, 306.00 feet to an iron pin in the easterly margin of Strawberry Hill Road; thence North 51 degrees 09 minutes 00 seconds East, 107.0 feet to an iron pin; thence, North 27 degrees 19 minutes 00 seconds East, 77.40 feet to an iron pin; thence, South 72 degrees 34 minutes 50 seconds East, 488.96 feet to an iron pin; thence, South 11 degrees 16 minutes 09 seconds East, 437.74 feet to an iron pin; thence, North 85 degrees 01 minutes 13 seconds West, 361.71 feet to an iron pin; thence, North 84 degrees 40 minutes 01 seconds West, 357.06 feet to a point in the centerline of the intersection of two creeks; thence North 27 degrees 14 minutes 00 seconds West, 107.45 feet to a point in the creek centerline; thence, North 50 degrees 48 minutes 00 seconds West, 169.00 feet to a point in the creek centerline; thence, North 43 degrees 14 minutes 00 seconds West, 95.5 feet to a point; thence, North 13 degrees 31 minutes 00 seconds West, 34.90 feet to the point of beginning, containing 8.11 acres, more or less.

Being the same property conveyed to Willie Lee Roberts by deed from Ben F. Goeser and wife, Judy L. Goeser of record in Book 9752, Page 168, said Register's Office. The said Penny Lynne Roberts having quitclaimed all her right, title & interest to Willie L. Roberts, by Quitclaim Deed of record in Book 10195, Page 224, Register's Office for Davidson County, Tennessee.

Property known as 7851 Strawberry Hill Road, Joelton, TN 37080.