FILE BOX 19B

WARRANTY DEED

STATE OF TENNESSEE 01-6-49-D
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/09/01 13:53 2pgs
Fees:13.00 Taxes:392.20
20010709-0072924

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARA L. BAUGHMAN (NAME)	BANK OF AMERICA, N.A. (NAME)	142-07-0-E
7245 Highway 70 South, #203 (ADDRESS)	2059 Northlake Parkway (ADDRESS)	203CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (CITY) (STATE) (ZIP)	09D-84039

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, SHAWN A. VENEZIA, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARA L. BAUGHMAN, 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, being Unit No. 203 of the Belle Glen Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed, of record in Book 11127, Page 361, as amended in Book 11156, Page 478, Book 11186, Page 935, and Book 11210, Page 184, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Glen Condominiums, as set out on the Second Amendment to Master Deed, of record in Book 11186, Page 935, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Shawn A. Venezia and Amy L. Venezia, husband and wife, by Deed from Craighead Development, LLC, a Tennessee Limited Liability Company, of record in Book 11255, Page 1, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree of record in Volume No. 865-158627, and Docket No. 99D-2170, Circuit Court for said County. The property was further conveyed to Shawn A. Venezia, by Quitclaim Deed from Amy L. Venezia, of record in Book 11674, Page 546, said Register's Office.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or

CONTINUED

unimproved ( )
This is improved (X) property, known as 7245 Highway 70 South, #203, Nashville, TN 37221
(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 29th day of June 2001

Shawn A. Venezia
SHAWN A. VENEZIA

LEGAL DESCRIPTION CONTINUATION

hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master establishing a Horizontal Property Regime of Belle Glen Condominiums, of record as aforementioned, Register's Office for Davidson County, Tennessee; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

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 SHAWN A. VENEZIA, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of June, 2001.

My Commission Expires: 5/28/03

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN