Davidson County DEEDWARR
Recvd: 08/29/01 11:50 2pgs
Fees:13.00 Taxes:543.53
20010829-0093750

THIS INSTRUMENT PREPARED BY:
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd., Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 18224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $146,900.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2001.

Notary Public

My Commission Expires: 7/27/2002

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
LAUREN H. HOUSTON	GB&T Mortgage	117-4
2946 Primrose Circle	1321 Murfreesboro Road, Ste.	348
Nashville, Tennessee 37212	Nashville, TN 37217 701	16DA9953

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROY CULOTTA AND WIFE, JENNIFER CULOTTA, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LAUREN H. HOUSTON, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2946 Primrose Circle, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2001.

ROY CULOTTA

By: Roy Culotta by Mark Deutschmann Atty. in Fact
MARK DEUTSCHMANN, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

JENNIFER CULOTTA

By: Jennifer Culotta by Mark Deutschmann Atty in Fact
MARK DEUTSCHMANN, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK DEUTSCHMANN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said ROY CULOTTA and JENNIFER CULOTTA, and is authorized by the said ROY CULOTTA and JENNIFER CULOTTA, to execute this instrument on their behalf.

Witness my hand, at office, this 31st day of July, 2001.

My Commission Expires: NOTARY PUBLIC LARGE COUNTY

My Commission Expires NOV 29 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 Block "D" on the Plan of Belmont Terrace Annex No. 4, as of record in Plat Book 974, page 97, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Roy Culotta and wife, Jennifer Culotta by deed from Matthew R. Burnstein, unmarried of record in Book 11418, page 530, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 1174, page 492, and in Book 1191, page 223; (3) Easement of record in Book 3983, page 233; and (4) All matters appearing on the Plan of record in Plat Book 974, page 97, said Register's Office.