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 $ 255,000.00

Rhea Scott Baker
Affiant

Davidson County DEEDWARR
Recvd: 09/26/01 08:57 2pgs
Fees:13.00 Taxes:943.50
20010926-0103907

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 21st day of September, 2001

Notary Public

My Commission Expires: 9-29-01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RHEA SCOTT BAKER 3101 Dudley Avenue Nashville, Tennessee 37212	BANK OF AMERICA 3059 Northlake Parkway Tucker, Georgia 30084	MAP 104-6 PARCEL 279

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY FIVE THOUSAND AND NO/100-- ($ 255,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, ERNEST RUSSELL BUCHI, JR., UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto RHEA SCOTT BAKER, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northeasterly 55.0 feet of Lot No. 81 in the Bransford Realty Company's West End Avenue Place, a plan of which is of record in Book 332, page 15, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 81 fronts 55.0 feet on the southeast side of Dudley Avenue and extends back between parallel lines, and with the western margin of 31st Avenue, South, 135.0 feet, more or less, to an alley.

BEING the same property conveyed to Ernest Russell Buchi, Jr. by deed from Lewis J. Anderson and wife, Kathy S. Anderson, of record in Book 10103, page 622, and re-recorded in Book 10117, page 186, Register's Office for Davidson County, Tennessee.

This is improved property known as 3101 Dudley Avenue, Nashville, Tennessee 37212

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, her heirs and assigns, forever.

GRANTOR COVENANTs with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has 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 Bransford Realty Company's West End Avenue Place of record in Book 332, page 15, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of September, 2001.

Ernest Russell Buchi Jr.
ERNEST RUSSELL BUCHI, JR.

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

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 ERNEST RUSSELL BUCHI, JR., UNMARRIED, the bargainor, 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.

Witness my hand and official seal this 21st day of September, 2001.

My Commission Expires: September 29, 2001

Mitchell A. Watts
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