PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

COMMONWEALTH TITLE AGENCY
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of November, 2001, by and between CURTIS DOSS and LENA DOSS, HUSBAND AND WIFE, hereinafter called Grantors, and JOSE J. SEMIDEI FELICIANO and SHELBY J. SEMIDEI, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, CURTIS DOSS and LENA DOSS, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto JOSE J. SEMIDEI FELICIANO and SHELBY J. SEMIDEI, HUSBAND AND WIFE, hereinafter referred to as Grantees, ITS successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5245 LICKTON PIKE, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Curtis Doss
CURTIS DOSS
Signature of Seller

Lena Doss
LENA DOSS
Signature of Seller

Davidson County DEEDWARR
Recvd: 12/12/01 14:48 3pgs
Fees:18.00 Taxes:424.76

20011212-0137336

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CURTIS DOSS, the within named 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, at office, this **30th** day of November, 2001.

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

JOSE J. SEMIDEI FELICIANO and SHELBY J. SEMIDEI, HUSBAND AND WIFE

5245 LICKTON PIKE
GOODLETTSVILLE, TN 37072

Property Address:

5245 LICKTON PIKE
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

New South Federal Savings Bank
210 Automation Way
Birmingham, AL 35210

Map & Parcel #: MAP 23, PARCEL 74

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$114,800.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **November, 2001.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LYING in the 10th Civil District of said County and State, being a part of Lot No. 5 on the Plan of a partition of the land of John Cummings, deceased, and described partially according to a survey by T.R. Sanford, May 11, 1957, as follows:

Beginning at a spike in the center of Lickton Pike in the center of a culvert crossing said Pike, being Mrs. E.M. Gailbraith, Sr.'s northwest corner; thence with the center of said Pike, North 8 deg. 30'East 100 feet to a point; thence leaving said Pike, Easterly 335 feet more or less, to a point in the center of Whites Creek; thence with the same, southerly 100 feet to an iron pin, Gailbraith's northeast corner; thence with her northerly line and along the center of a drain, North 79deg. 19' West, 332.4 feet to the point of beginning.

BEING the same property conveyed to CURTIS DOSS and LENA DOSS, HUSBAND AND WIFE, by Deed from ANDREW M. CUOMO, SEC'Y OF HUD, of record in BOOK 10496, PAGE 734, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 23, PARCEL 74).

2. Right of Way for Lickton Pike.

3. Easement for flow of Whites Creek along easterly line of property, per Deed in Book 9410, page 805, said Register's Office.

4. Easement for drive along southerly line (per Deed, of record in Book 9410, Page 805, said Register's Office).

5. Unrecorded easements for roads and utilities, if any.