SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

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. 18509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $900,000.00

Affiant

Subscribed and sworn to before me, this 10th day of January, 2002

Notary Public

My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
DANIEL TARANTIN	CENDANT MORTGAGE CORPORATION	116-10
306 Cornwall Avenue	3000 LEADENHALL ROAD	100
Nashville, Tennessee 37205	MT. LAUREL, NJ 08054	BM1655

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, HAROLD PINKLEY AND WIFE, JOAN PINKLEY, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DANIEL TARANTIN, _____, ("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 306 Cornwall Avenue, Nashville, Tennessee 37205.

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 10th day of January, 2002.

Davidson County DEEDWARR
Recvd: 01/14/02 14:08 2pgs
Fees:13.00 Taxes:3330.00
20020114-0005590

HAROLD PINKLEY

JOAN PINKLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD PINKLEY AND JOAN PINKLEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and office, this 10th day of January, 2002.

My Commission Expires:

Notary Public

GEORGE E. MUDTER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE
My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being parts of Lots Nos. 5 and 13 on the Plan of Bransford Realty Company's Berekley Hills Subdivision, as of record in Book 547, pages 57 and 58, Register's Office for said County, described together as follows:

Beginning on the northerly margin of Cornwall Avenue at the southwest corner of the property conveyed to Harry Burke and wife, by deed from Bransford Realty Company, of record in Book 1108, page 51, said Register's Office; thence with said Burke's westerly line, northwardly 133 feet more or less, to the dividing line between Lot Nos. 5 and 6 at a point 9 feet east of the easterly line of Lot No. 13; thence with said dividing line, westwardly 9 feet to the easterly line of said Lot No. 13; thence with the line between Lot No. 13 and Lots Nos. 6 and 7, northwardly 115 feet to the corner of Lots No. 12 and 13; thence with the line between said two lots, westwardly 63 feet to the corner of Lots Nos. 13 and 14, said point being the northeast corner of the property conveyed to Catherine Calty Kenney by deed from the Sexton Improvement Company, of record in Book 672, page 484, said Register's Office; thence with said Kenney's easterly line, southwardly 118.6 feet to a point which is 12.2 feet east of the line between Lots Nos. 13 and 14, continuing with Kenney's eastern line, southwardly 104.5 feet to the northerly margin of Cornwall Avenue at the corner of Lot Nos. 13 and 14; thence with said Avenue eastwardly 140 feet to the beginning.

Being the same property conveyed to Harold Pinkley and wife, Joan Pinkley by deed from Patricia N. Evans as to a 3/8 undivided interest, McNair Evans, Sr., Trustee for Patricia N. Evans, as to a 1/8 undivided interest, and Nancy N. Foster, as to a 1/2 undivided interest of record in Book 11708, page 264, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 547, pages 57 and 58, said Register's Office.