WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Barry Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: 4-28-04

(AFFIX SEAL)

CHEATHAM COUNTY LARGE

My Commission Expires APRIL 28, 2004

THIS INSTRUMENT WAS PREPARED BY
CLOSING & TITLE SERVICES, INC. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KIM KAISER	1ST TRUST BANK FOR SAVINGS	MAP 103-03
(NAME)	(NAME)	
5205 IDAHO AVENUE	6525 QUAIL HOLLOW ROAD	PARCEL 69
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	MEMPHIS, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, BARRY WILLIAMS AND WIFE, ROSITA O. BANDA, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO* ~~XXXXXXXXX~~, 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: * Jason A. Ponciroli, unmarried and Kimberly C. Kaiser, unmarried

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 540 feet of the northerly 160 feet of Block 23 and 24 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, and described according to a survey made by S. R. Sanford, Jr., Surveyor, dated June 29, 1946, and by survey by John Kohl, III, dated March 3, 1987, said part of Block 23 and 24 front 50 feet on the southerly side of Idaho, formerly 5th Avenue, and runs back between parallel lines, parallel with and 490 feet west of the westerly margin of 51st Avenue, North 160 feet to a dead line.

Being the same property conveyed to Barry Williams by deed of record in Book 7499,. Page 508, Register's Office for Davidson County, Tennessee.

ROSITA O. BANDA joins in this conveyance for the purpose of conveying any right, title or interest, which she may have, marital or otherwise, in and to subject property.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

This is improved property, known as 5205 IDAHO AVENUE, NASHVILLE, TN 37209
(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 this 19th day of February, 2002.

Barry Williams
BARRY WILLIAMS

Rosita Banda
ROSITA O. BANDA

Davidson County DEEDWARR
Recvd: 02/21/02 12:43 2pgs
Fees:13.00 Taxes:466.20

20020221-0022283

STATE OF TENNESSEE

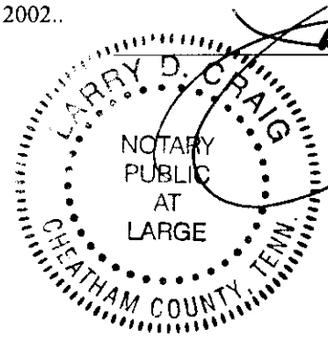
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, BARRY WILLIAMS and wife, ROSITA O. BANDA, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19th day of February, 2002..

NOTARY PUBLIC

My commission expires:



My Commission Expires APRIL 28, 2004