BOX 15

39-B
File #02-1191

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/01/02 13:54 2pgs
Fees:13.00 Taxes:580.53
20020501-0053603

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Leighton A. Shantz, Trustee, U/A/D January 27, 1995 of the Shantz Revocable Living Trust Agreement, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto, Nicole E. Muscato, and Nathaniel D. Dueker, both unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Unit No. 4 on the Plan of Meadowbrook according to the Master Deed of record in Book 6956, Page 13, as amended by Book 7099, Pages 503-505, Register's Office for Davidson County, Tennessee, and more particularly described in Plan Book 6250, Page 817, said Register's Office.

Being the same property conveyed to Leighton A. Shantz, Trustee U/A/D January 27, 1995 of the Shantz Revocable Living Trust Agreement of record in Book 10294, Page 226, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3726 Meadowbrook Avenue, Nashville TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of April, 2002

Leighton A. Shantz, Trustee, U/A/D
January 27, 1995 of the Shantz Revocable
Living Trust Agreement

State of Tennessee)
County of Davidson)

On this 26th day of April, 2002, before me personally appeared Leighton A. Shantz, known to me to be the person described in and who executed the foregoing instrument as Trustee and acknowledged that he executed the same (in his/her authorized capacity) as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 156,900.00.

Nicole E. Muscato
Affiant

Sworn and subscribed before me on this the 26th day of April, 2002.

Notary Public

My Commission Expires: 4/23/05

CHERYL L. WESTBROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NEW OWNER:
Nicole E. Muscato
3726 Meadowbrook Avenue
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
Bank of America, N.A.
2059 Northlake Parkway
Tucker, GA 30084

TAX MAP-PARCEL #:
104-5-B-4CO