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 $ 200,000.00

Affiant

Subscribed and sworn to before me, this 13th day of May, 2002

Notary Public

My Commission Expires: 10-12-05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RALPH J. BERTHIAUME 682 Shawnee Drive Nashville, Tennessee 37205	BANK OF AMERICA 2059 Northlake Parkway Tucker, Georgia 30084	MAP 115-1 PARCEL 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THOUSAND AND NO/100---------- ---------- ($ 200,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, THOMAS W. SCOTT AND WIFE, NANCY R. SCOTT hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RALPH J. BERTHIAUME AND WIFE, SUSAN R. BERTHIAUME 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:

BEING Lot No. 35 on the Plan of Brookmeade Addition, Section 2, as of record in Plat Book 2663, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Thomas W. Scott and wife, Nancy R. Scott, by deed from Roswitha H. Myers, unmarried, of record in Book 6353, page 657, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/14/02 13:37 2pgs
Fees:13.00 Taxes:740.00

20020514-0059208

This is improved property known as 682 Shawnee Drive, Nashville, Tennessee 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 GRANTEEs, their heirs and assigns, forever.

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have 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 Brookmeade Addition, Section 2 of record in Book 2663, page 59, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of May, 2002.

Thomas W Scott
THOMAS W. SCOTT

Nancy R Scott
NANCY R. SCOTT

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 THOMAS W. SCOTT AND WIFE, NANCY R. SCOTT, the bargainor s, 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 13th day of May, 2002.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

My Commission Expires: October 12, 2005

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