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

39-B
File #02-1274

Davidson County DEEDWARR
Recvd: 06/13/02 13:38 2pgs
Fees:13.00 Taxes:784.40

20020613-0072132

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 **Charlie O. Luna, and Melynda Joy Batson**, both unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James V. Tedesco, and spouse Jennifer J. Tedesco**, 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 Lot No. 19, Final Plat of Baypointe Subdivision, Phase I, according to the plat thereof, recorded in Instrument No. 200005230051440, and as revised in the First Revision, Final Plat of Baypointe Subdivision, Phase I, recorded in Instrument No. 200062100671773, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Charlie O. Luna and Melynda Joy Batson by deed of record in Instrument #20011024-0116517, and re-recorded in Instrument #20011103-0120538, Registers office for said County.

The property conveyed herein is subject to matters shown on the plan of record in Instrument #200006210061773, to applicable easements, Restrictive Covenants and By-Laws of record in Instrument #200005100047337; and Instrument #200007200071748, and to Davidson Property Taxes for the year 2002 which are a lien not yet due and payable.

This is improved property, known as: 6505 Lampe Court, Hermitage TN 37076.

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 5th day of June, 2002

Charlie O. Luna
Charlie O. Luna

Melynda Joy Batson
Melynda Joy Batson

State of Tennessee)
County of Davidson)

On this 5th day of June, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charlie O. Luna and Melynda Joy Batson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/2006

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 212,000.00.

Affiant

Sworn and subscribed before me on this the 5th day of June, 2002.

Notary Public

My Commission Expires: 11-26-2005

NEW OWNER:
James V. Tedesco
6505 Lampe Court
Hermitage, TN 37076

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
98-5-B-19CO