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 $***215,000.00.

Ronald B Mitchell
Affiant

Subscribed and sworn to before me this 14 day of June, 2002.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/24/02 10:28 2pgs
Fees:13.00 Taxes:795.50
20020624-0075471

ADDRESS OF NEW OWNER
GORDON D. SMITH and
RONALD B. MITCHELL
5309 Barton Vale Court
Nashville, Tennessee 37211

SEND TAX BILLS TO
MORTGAGE LENDERS
OF AMERICA, LLC
5210 Maryland Way #203
Brentwood, Tennessee 37027

MAP & PARCEL NOS.
MAP 161-14-C
PARCEL 17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS ($***215,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, JUDY T. BASANTE, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto ROBERT B. MITCHELL and GORDON D. SMITH, both unmarried, as joint tenants, with right of survivorship, (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. 17 on the Final Plat of Barton Vale of record in Book 7900, page 639, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Judy T. Basante and husband Carlos Basante, by deed from Timothy G. Gates and wife, Jennifer A. Gates, of record in Book 10952, page 171, Register's Office for Davidson County, Tennessee; the said Judy T. Basante and Carlos Basante having since divorced and Carlos N. Basante (aka Carlos Basante) having conveyed his interest in subject property to Judy T. Basante by Quitclaim Deed of record as Instrument No. 20010924-0103121 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5309 Barton Vale Court, Nashville, Tennessee 37211

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has 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 Grantees.

2. Matters, if any, shown on the plan of Barton Vale of record in Book 7900, page 639, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 13th day of June, 2002.

JUDY T. BASANTE

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 JUDY T. BASANTE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of June, 2002.

Notary Public

My Commission Expires: 10.17.06

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