WARRANTY DEED

B-VE-03-1019

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF March, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan T. Payne	Wells Fargo Home Mortgage, Inc	
1019 Virginia Avenue (ADDRESS)	(NAME) 11301 Carmel Commons Blvd., Suite 309 (ADDRESS)	61-11-132
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Charlotte, NC 28226 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN S. CARINI AND WIFE, ELIZABETH M. CARINI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRYAN T. PAYNE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being the easterly part of Lot No. 39 in the subdivision of Geo. Burrus Subdivision of Lot 81, on the map of the Maplewood Home Tract, as of record in Book 421, Page 178, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John S. Carini and wife, Elizabeth M. Carini by Deed dated July 27, 1999, filed for record on August 3, 1999 in Book 11603, Page 56, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1019 Virginia Avenue, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 26th day of March, 2003.

John S. Carini

Elizabeth M. Carini

Davidson County DEEDWARR
Recvd: 04/01/03 13:07 2pgs
Fees:13.00 Taxes:451.40

20030401-0042746

STATE OF Tennessee

COUNTY OF Davidson

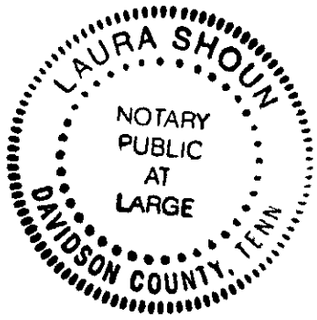
I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that John S. Carini and wife, Elizabeth M. Carini personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of March, 2003.

Laura Shoun
Notary Public

My Commission Expires: 5/30/04

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903