Davidson County DEEDWARR
Recvd: 05/02/03 13:22 2pgs
Fees:13.00 Taxes:1184.00
20030502-0058964

THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 20587

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2003.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS. WILL ACLIN 2199 19th Ave. S. Nashville, Tennessee 37212	Fifth Third Mortgage Company 38 Fountain Square Plaza Cincinnati, Ohio 45236	MAP 104-16 PAR 023 FB 24W02345

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Christopher Spyridon, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Leslie Aclin and husband, Will Aclin ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2199 19th Ave. S., Nashville, Tennessee 37212.

Sunny Spyridon, spouse of Christopher Spyridon, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue or her marriage to the said Christopher Spyridon.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2003.

Christopher Spyridon

Sunny Spyridon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Spyridon and Sunny Spyridon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2003.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

SCHEDULE "A"

Land in Davidson County, Tennessee, being the southerly 55.0 feet of Lot 26 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights as of record in Plat Book 332, page 117, Register's Office for said County, described as follows:

Said part of Lot No. 26 fronts 55.0 feet on the westerly side of 19th Avenue South, formerly Alpine Avenue, and runs back between parallel lines with the northerly margin of an alley, 189.0 feet tgo an alley in the rear.

Being the same property conveyed to Christopher Spyridon, unmarried, by deed from Mary Alison Russell Ferrell, married, of record in Book 10652, page 815, said Register's Office.

This conveyance is made subject to:

1) 2003 Taxes, which have been prorated and assumed by the Grantee;
2) All matters appearing on the Plan of record in Plat Book 332, page 117, Register's Office for Davidson County, Tennessee.