THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me, this 29th day of [illegible]2003. Notary Public My Commission Expires: 5/28/06

First Title & Escrow Co., Inc.
FTEC File No. 20618

Davidson County DEEDWARR
Recvd: 06/03/03 13:50 2pgs
Fees:13.00 Taxes:1276.50

20030603-0075426

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Vito Quaranta 1113 Holly Street Nashville, TN 37206	Union Planters Bank, N.A. 7130 Goodlett Farms Parkway Cordova, TN 38016	MAP 83-9 PAR 242 FB 18W 3130

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, JOHN H. MULLIN, IV, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to VITO QUARANTA, UNMARRIED ("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 1113 Holly Street, Nashville, Tennessee 37206.

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 29th day of MAY, 2003.

JOHN H. MULLIN, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN H. MULLIN, IV, 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 29th day of MAY, 2003.

My Commission Expires: _____ Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires NOV. 29, 2003

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

BOX 10-A

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of East Edgefield Addition to Nashville, as of record in Plat Book 21, page 147, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John H. Mullin, IV, unmarried by deed from Calvin Bradford Tilford and Joe W. Woods, both unmarried of record in Book 11677, page 321, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantor; and (2) All matters appearing on the Plan of record in Plat Book 21, page 147, said Register's Office.