This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Bryan K. Thomas
2860 Call Hill Rd.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 06/18/03 13:37 2pgs
Fees:13.00 Taxes:906.50
20030618-0084192

MORTGAGEE:
Wells Fargo
4456 Corporation Lane
Virginia Beach, VA 23462

MAP 172-15
GROUP A
PARCEL 20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Raymond A. Rizzo and wife, Lois J. Rizzo** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Bryan K. Thomas and spouse, Rose A. Thomas**, hereinafter called the "GRANTEES", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Section One, Holt Woods, of record in Plat Book 7900, page 878 & 879, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Raymond A. Rizzo and wife, Lois J. Rizzo by deed from Yazdin Construction, Inc. of record in Book 9725, page 22, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is subject to: Taxes for 2003, and subsequent years; the Plan, with Owner's Certificate, of record in Plat Book 7900, Pages 878 and 879, said Register's Office, which Plan shows a 20 foot minimum building setback line from Call Hill Road together with a designated building site, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 x 25 foot utility anchor easement located on the northeasterly and southeasterly front corner of said lot; the Declaration of Covenants, Conditions, and Restrictions of record in Book 9570, page 13, Book 9570, page 22, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Restrictive Covenants for an accessory apartment of record in Book 9764, Page 559, said Register's Office.

This is improved property known as 2860 Call Hill Rd., 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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 13th day of June, 2003.

Raymond A. Rizzo

Lois J. Rizzo

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Raymond A. Rizzo and wife, Lois J. Rizzo**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of June, 2003.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 1/29/06

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $245,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of June, 2003.

NOTARY PUBLIC

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003