FILE BOX 8

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 $***342,000.00.

Affiant

Subscribed and sworn to before me this 15th day of August, 2003.

Notary Public

My Commission Expires: 10/17/05

Davidson County DEEDWARR
Recvd: 08/19/03 10:34 2pgs
Fees:13.00 Taxes:1265.40
20030819-0119947

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

ADDRESS OF NEW OWNER

Roberta Ciuffo
2125 Belmont Boulevard
Nashville, Tennessee 37212

SEND TAX BILLS TO

SunTrust Mortgage, Inc.
901 Semmes Avenue
Richmond, VA 23224

MAP & PARCEL NOS.

MAP 104-16
PARCEL 94

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY TWO THOUSAND AND 00/100 DOLLARS ($***342,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, DAVID J. HINSON and wife, MELISSA C. HINSON, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto ROBERTA CIUFFO, _____, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southeasterly portion of Lot No. 145 on the Belmont Land Company's Plan called Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, described according to a survey made by John Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated January 20, 1978, Job No. W2-18236-E, as follows:

BEGINNING in the southwesterly margin of Belmont Boulevard at the front common corner of Lots 145 and 146 on the said plan; thence with the southwesterly margin of Belmont Boulevard northwesterly 53.0 feet to the southeasterly front corner of Belmont Boulevard of the property conveyed to Tamworth Properties, Inc., by deed from Joe Davis, unmarried, of record in Book 3963, page 531, said Register's Office; thence with the southeasterly line of said Tamworth Properties' property southwestwardly 179.2 feet to the northeasterly margin of a 15-foot alley; thence with the northeasterly margin of said alley southeastwardly 53.0 feet, more or less, to the rear common corner of said Lots Nos. 145 and 146; thence with the line between said Lot 145 and 146 northeastwardly 175.0 feet to the point of beginning.

BEING the same property conveyed to David J. Hinson and wife, Melissa C. Hinson, by deed from Raymond A. Kennedy and wife, Siobhan Kennedy, of record in Book 11325, page 866, Register's Office for Davidson County, Tennessee.

This is improved property known as 2125 Belmont Boulevard, Nashville, Tennessee 37212

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE 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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Belmont Land Company's Plan called Belmont Heights of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of August, 2003.

DAVID J. HINSON

MELISSA C. HINSON

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 David J. Hinson and Melissa C. Hinson, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of August, 2003.

Notary Public

My Commission Expires: 10/12/05

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