PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref(GJ) Title No: 44635
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/21/03 13:35 2pgs
Fees:13.00 Taxes:305.25

20030821-0121554

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Minna Cook Gioia Bradford Gioia Jan Baker Pass Lawrence J. Pass 126 Ensworth Avenue Nashville, TN 37205	Freeman Webb Mortgage Company 545 Main Stream Drive Nashville, Tennessee 37228

TAX MAP-PARCEL NUMBERS: 091-11-164

WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$82,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Blue Spoon Properties, LLC.**, a limited liability corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Minna Cook Gioia and spouse, Bradford Gioia and Jan Baker Pass and spouse, Lawrence J. Pass** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 10 feet of Lot No. 811, all of Lot NO. 813 and the easterly 15 feet of Lot No. 815 of Block 129, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said part of Lot No. 811, all of Lot NO. 813 and part of Lot No. 815 front together 50 feet on the northerly side of Indiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Blue Spoon Properties, LLC by deed from Arnold M. Weiss, as Substitute Trustee of record in Doc. No. 20030225-00244830, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 57 Page 74 and 75, said Register's Office.

This is improved property, known as: 4906 Indiana Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of August, 2003.

Blue Spoon Properties, LLC.

By: David W. O'ffill
Title: **President**

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **David W. O'ffill** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **President** (or other officer authorized to execute this instrument) of **Blue Spoon Properties, LLC.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 11th day of August, 2003.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

Notary Public

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $82,500.00

Affiant

Sworn and subscribed before me this the 11th day of August, 2003.

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

Notary Public