WARRANTY DEED

R-OSM-03-0050

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/27/04
(AFFIX SEAL)

CHARLES SMITH NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Ayers	Macquarie Mortgages USA Inc.	
50 Jay Street	(NAME) 5125 Elmore Road Ste 6	119-06-0-160.00
(ADDRESS) Nashville, Tennessee 37210	(ADDRESS) Memphis, TN 38134	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHEN S. GIUNTA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JIM AYERS,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 99 on the Plan of Sterling Heights, Section Three, as of record in Plat Book 1424, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephan S. Giunta by deed from Kimberly Doniela Manor and Ronald O. Manor, Jr. dated April 17, 2002 and filed for record April 19, 2002 as Instrument No. 20020419-0048756, said Register's Office.

***unmarried**

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 08/22/03 14:47 2pgs
Fees:13.00 Taxes:310.80
20030822-0122488

* and Wife, Joanna Giunta

unimproved ( )
This is improved (X) property, known as 50 Jay Street, Nashville, Tennessee 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 8th day of August, 2003.

Stephen S. Giunta

Joanna Giunta

Joanna Giunta

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Stephen S. Giunta* personally appeared before me this day and acknowledged the due execution of the foregoing instrument. * and Joanna Giunta

Witness my hand and official seal, this the 9th day of August, 2003.

Notary Public

My Commission Expires:

(SEAL) 11/27/04

CHARLES SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON TENN

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903