Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 29TH day of August, 2003.

Notary Public
My commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Davidson County DEEDWARR
Recvd: 09/17/03 14:17 2pgs
Fees:13.00 Taxes:832.50
20030917-0137466

Address of New Owner:	Send Tax Bills to:	Tax Information
Linus D. Catignani	Union Planters Bank, N.A.	117-07-0/97
3408 Benham Ave.	3325 West End Ave.	
Nashville TN 37215-0000	Nashville, TN 37203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Theodore M. Burkhart and wife Meridith C. Burkhart hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Linus D. Catignani an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northerly 100 feet of Lot No. 184 and the southerly 50 feet of Lot No. 185 on the Map of North Part of Noel's Subdivision of Watkins Grove as of record in Book 547 page 156 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Theodore M. Burkhart and wife Meridith C. Burkhart by deed from Anna M. Beaver of record in Instrument No. 20020910-0110067 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2003 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of North Part of Noel's Subdivision of Watkins Grove of record in Book 547 Page 156, Register's Office for Davidson County, Tennessee

This property is improved property known as 3408 Benham Ave., Nashville, Tennessee 37215-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of August, 2003.

Theodore M. Burkhart

By: Meridith C. Burkhart
Meridith C. Burkhart
Attorney in Fact

Meridith C. Burkhart
Meridith C. Burkhart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Meridith C. Burkhart, the bargainor(s), 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 at Brentwood, Tennessee, this 29th day of August, 2003.

Notary Public

My Commission expires: 4/2/07

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of August, 2003, before me personally appeared Meridith C. Burkhart to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Theodore M. Burkhart acknowledged that such person executed the same as the free act and deed of Theodore M. Burkhart.

Notary Public

My Commission expires 4/2/07

AMY CROSS NANCE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

FILE NO: 04012