This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 11/19/03 15:46 2pgs
Fees:13.00 Taxes:1332.00
20031119-0168986

ADDRESS NEW OWNER:

207 29th Avenue North Partnership
207 29th Avenue North
Nashville, TN 37203

SEND TAX BILL:

New Owner

MORTGAGEE:
Capital Bank & Trust Company
1820 West End Ave
Nashville, TN 37203

MAP AND PARCEL:
MAP 104-2
PARCEL 268

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Gerald N. Valentino, unmarried and Renee S. Denney, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **207 29th Avenue North Partnership**, ("Grantee"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of W. W. Crandall's Subdivision of Lot No. 39, Boyd's Cockrill Spring Plan as of record in Plat Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to PixelVision, a Tennessee General Partnership consisting of Gerald N. Valentino and Renee S. Denney, by deed from Security Federal Savings and Loan Association of record in Book 8589, page 389, Register's Office for Davidson County, Tennessee. The said PixelVision, a Tennessee General Partnership consisting of Gerald N. Valentino and Renee S. Denney conveyed an undivided one-half interest as tenant-in-common to Gerald N. Valentino, his personal representatives, heirs and assigns, and an undivided one-half interest as tenant-in-common to Renee S. Denney, her personal representatives, heirs and assigns, each tenant-in-common to receive his or her undivided one-half interest without any right of survivorship, by QuitClaim Deed of record in Instrument No. 20010841-0087610, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and paid by Grantor, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 207 29th Avenue North, Nashville, TN 37203.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and

possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 18th day of November, 2003.

Gerald N. Valentino

Renee S. Denney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Gerald N. Valentino and Renee S. Denney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 18th day of November, 2003.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $360,000.00.

AFFIANT

Subscribed and sworn to before me
this 18th day of November, 2003.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007