BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP42638

WARRANTY DEED

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$360,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **2Nd DAY OF DECEMBER, 2003.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
FRANCO RECCHIA et ux **4660 Tara Drive** **Nashville, TN 37215**	Synovus Mortgage Corp. 401 Church Street Nashville, TN 37219	**145-2-3** **FH 9970**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, VIRGINIA Z. SHELTON, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCO RECCHIA and wife, CYNTHIA RECCHIA**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 1 on Plat of the Re-subdivision of Lot 239, Section Two, Tynewood Estates, of record in Plat Book 5800, page 355, Register's Office for said County, and described as follows:

Said Lot No. 1 fronts a total of 237.04 feet on the easterly margin of Tara Drive and extends back 207.17 feet on the northerly line, and 217.96 feet on the southerly line, which is a broken line, to a line on the rear on which it measures 187.90 feet.

Being the same property conveyed to Virginia Z. Shelton by Quitclaim Deed from Jerrell W. Shelton, of record in Book 7346, page 143, Register's Office for Davidson County, Tennessee and being the same property conveyed to Jerrell W. Shelton and wife, Virginia Z. Shelton, by deed from Warner W. Civitts and wife, Margaret Cross Civitts, of record in Book 6475, page 37, Register's Office for Davidson County, Tennessee.

This property is improved known as 4660 Tara Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 2nd DAY OF DECEMBER, 2003.

Virginia Z. Shelton
VIRGINIA Z. SHELTON

Davidson County DEEDWARR
Recvd: 12/03/03 10:57 2pgs
Fees:13.00 Taxes:1332.00

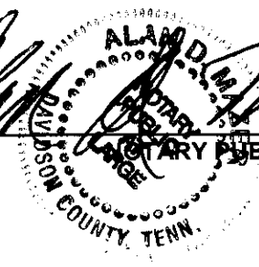
20031203-0173715

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 VIRGINIA Z. SHELTON, Unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 2nd day of December, 2003.



NOTARY PUBLIC

My Commission Expires: 3/25/06