Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 01/12/04 12:40 2pgs
Fees:13.00 Taxes:869.50
20040112-0004617

39-B
File #03-1638

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James E. Payne and Cheryl E. Landreth as Co-Trustees of the James E. Payne Revocable Trust established on July 1, 1994, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Michael A. Colletti, Jr., and spouse Carla Colletti, 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:

Being Lot No. 1 on the Plan of Southmeade, Section 2 and a revision of Lots 23 and 24, Section 1, as of record in Book 2133, page 64, Register's office for said County.

Said Lot No. 1 is described as beginning at a point on the northerly margin of Morriswood Drive, the common corner of Lots Nos. 1 and 2, thence with the margin of said Drive, westerly 9 feet to a concrete monument, and continuing with the same westerwardly and northwestwardly along a slight curve, 161.4 feet to a concrete monument, and continuing with the same northwestwardly 253.9 feet to a concrete monument in the southerly margin of a 29 foot roadway shown on said Plan; thence with the margin of said roadway eastwardly 361.8 feet to the common northerly corner of Lots 1 and 2; thence with the line between said lots, southwardly 203 feet to the beginning.

Being the same property conveyed to the above referenced co-trustees of the James E. Payne Revocable Trust by deed of record in Book 9544, Page 833, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

James E. Payne, individually joins in the execution of this Warranty Deed as the Grantor of the James E. Payne Revocable Trust established July 1, 1994, to warrant that the said Trust exists as originally established, and that the Co-Trustees of said Trust that are executing this conveyance have the full authority and power under said Trust to sell and convey the herein subject property.

This is improved property, known as: 4218 Morriswood, Nashville TN 37204.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 24th day of October, 2003

JAMES E. PAYNE REVOICABLE TRUST Established on July 1, 1994

BY: X James E. Payne
James E. Payne, Co-Trustee, and individually

BY: Cheryl E. Landreth
Cheryl E. Landreth, Co-Trustee

State of Tennessee)
County of Davidson)

On this 24th day of October, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James E. Payne, both as Co-Trustee and individually, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

X Colleen S Papp
Notary Public

My Commission Expires: _____

My Commission Expires NOV. 25, 2006

State of Tennessee)
County of Davidson)

On this 24th day of October, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Cheryl E. Landreth, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 235,000.00.

Michael A. Colletti Jr
Affiant

Sworn and subscribed before me on this the 24th day of October, 2003.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Michael Colletti, Jr.
4218 Morriswood
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT: SAME

TAX MAP-PARCEL #:
132-7-2