BOX 10-A

PICK-UP

THIS INSTRUMENT WAS PREPARED BY

H. Anthony Duncan, Esq.
121 First Avenue South
Suite 200
Franklin, TN 37064

RETURN TO:

Premier Title Escrow, LLC
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of April, 2004.

Notary Public
My Commission Expires: 5/23/06

Brenda S. Lane NOTARY PUBLIC State of Tennessee

Davidson County DEEDWARR
Recvd: 04/13/04 10:22 2pgs
Fees:13.00 Taxes:1047.10
20040413-0041271

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Matthew P. Cummings, et ux	Wells Fargo Home Mortgage	118-13 236.00
4000 General Bate Drive	P.O. Box 5708	
Nashville, TN 37204	Springfield, OH 45501-5708	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD CAPPARELLA and spouse, AMY R. DORFMAN,** hereinafter referred to as Grantor(s), hereby transfers and conveys to **MATTHEW P. CUMMINGS and wife, LUCY A. CUMMINGS,** hereinafter referred to as Grantee(s), his/her/their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 45 on the plan of Rolling Meadows, of record in Book 1424, Pages 98 and 99, Register's Office for said County.

SAID Lot No. 45 fronts 100.0 feet on the easterly margin of Bates Drive and extends back between parallel lines 200 feet to a dead line in the rear.

BEING the same property conveyed to DONALD CAPPARELLA and spouse, AMY R. DORFMAN by Warranty Deed from ERNEST O. SMITH and spouse, REGINA A. SMITH of record in Book 9073, Page 589, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **4000 General Bate Drive, 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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 9th day of April, 2004.

DONALD CAPPARELLA

AMY R. DORFMAN by DONALD CAPPARELLA, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Donald Capparella**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 9 day of April, 2004.

Notary Public

My Commission Expires: 1/4/06

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Donald Capparella**, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the attorney-in-fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker) to execute this instrument on behalf of the maker.

Witness my hand this 9 day of April, 2004.

Notary Public

My Commission Expires: 1/4/06