PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **May, 2004, by and between Jack Foster, a married man, hereinafter called Grantor, and Darin A. Pavone, unmarried, and Alan N. Stegmayer, unmarried, as joint tenants with right of survivorship, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Jack Foster, a married man, as Grantor, does hereby bargain, sell, transfer and convey unto Darin A. Pavone, unmarried, and Alan N. Stegmayer, unmarried, as joint tenants with right of survivorship, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1112 McChesney Avenue, Nashville, Tennesssee 37216.

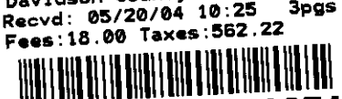
TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns and beneficiaries, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

Christine Foster, wife of Jack Foster, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Davidson County DEEDWARR
Recvd: 05/20/04 10:25 3pgs
Fees:18.00 Taxes:562.22



20040520-0059274

Jack Foster
Signature of Seller

Christine Foster
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jack Foster and his wife, Christine Foster,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **May, 2004.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

Darin A. Pavone and Alan N. Stegmayer
1112 McChesney Avenue
Nashville, Tennesssee 37216

Property Address:

1112 McChesney Avenue
Nashville, Tennesssee 37216

Person Responsible for Taxes:

America's Wholesale Lender
MSN-SV22, P.O. Box 10212
Van Nuys, CA 91410-0212

MAP 72-3
Parcel #: 103

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$151,950.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Darin A. Pavone
Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **May, 2004.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of H. G. Hill Resub of Lots 172 thru 175,178 and 179, Inglewood Place, of record in Book 9700, page 272, Registers Office for said County.

Said Lot No. 2 fronts 56.02 feet on the southerly margin of McChesney Avenue and extends back 204.92 feet on the easterly line and 204.94 feet on the westerly line to a dead line in the rear, measuring 56.02 feet thereon.

Being the same property conveyed to Jack Foster, a married man by Warranty Deed from H.G. Hill Realty Company, of record in Instrument Number 20020328-0038398, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 72-3, PARCEL 103).

2. All matters as set forth on the Plan of H.G. HILL RESUBDIVISION OF LOTS 172 THROUGH 175, 178 AND 179 INGLEWOOD PLACE, of record in Plat Book 9700, page 272, said Register's Office, which plan includes a 5-foot public utility and drainage easement along the easterly and southerly lot line; and a slight encroachment of two-story structure onto the public utility easement along the easterly lot line.