THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Record and Return to: Prepared By: Chapman and Rosenthal Title, Inc. 3817 Bedford Avenue, Suite 140 Nashville, TN 37215	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 298,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2010. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Sidonio, Jr.	owner	MAP 105-13
2103 10th Avenue South		PARCEL 156
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **James W. Wells and wife, Katrina A. Wells**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert F. Sidonio, Jr. and wife, Tara C. Sidonio**

HEREINAFTER CALLED THE GRANTEES, 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 a part of Lot number 2 on the plan of W.L.B. Lawrence Plan of Lots as of record in Book 21, page 148, Register's Office for Davidson County, Tennessee, and being the southerly 50.0 feet of Lot number 13 on the plan of the McAllister property of record in Book 421, page 10, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Tenth Avenue South, 59.0 feet south of the intersection of Tenth Avenue South and Douglas Avenue; thence southwardly 50.0 feet to the common front lot corner of lots 12 and 13 on the plan of the McAllister property; thence with the line between the said lots westwardly 190.0 feet, more or less, to a point in the alley; thence with the said alley northwardly 50.0 feet to a point; thence eastwardly 190.0 feet, more or less, to the point of beginning.

Being the same property conveyed to James W. Wells and wife, Katrina A. Wells by deed recorded as instrument number 20030506-0060595, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2103 10th Avenue South, 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 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 our hands this the 23rd day of July, 2010.

James W. Wells

Katrina A. Wells by James W. Wells, Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20100045906 DEEDWARR
Recvd: 07/27/10 11:25 2 pgs
Fees:13.00 Taxes:1102.60

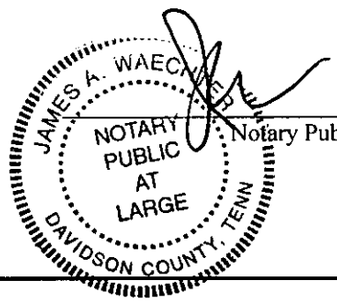
20100727-0058846

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 **James W. Wells** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23rd day of July, 2010.

My Commission expires 1-9-12



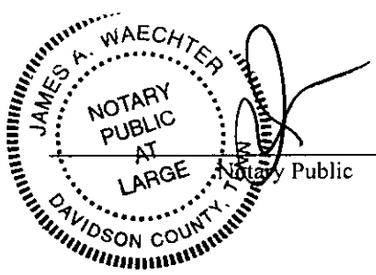
Notary Public

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 **James W. Wells** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Katrina A. Wells**, as her Attorney in Fact, as the free act and deed of the within named **Katrina A. Wells**.

Witness my hand and official seal this the 23rd day of July, 2010.

My Commission expires 1-9-12



Notary Public