2

BOOK 10275 PG 65

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF November, 19 96

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Commission Expires March 27, 1999

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John S. Stein, III	SunTrust Bank, Nashville, N.A.	117-2-100
(NAME)	(NAME)	
3605 Saratoga Drive	201 4th Avenue North	07DA-02724
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37219	
(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, Barbara Catanzaro Hearn, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John S. Stein, III and wife Kristi Thomas Stein

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, TN, BEING Lots Nos. 25 & 26 of Block "A" on the Plan of Bellwood, of record in Book 547, pages 149 & 150, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to William Ray Hearn and spouse, Barbara Catanzaro Hearn, by deed from Ronald W. Crawford and spouse, Teresa S. Crawford, of record in Book 8374, Page 754, Register's Office for Davidson County, Tennessee. The said William Ray Hearn and Barbara Catanzaro Hearn having since divorced, the said William Ray Hearn having quitcliamed his interest in said property to Barbara Catanzaro Heary by quitclaim deed of record in Book 10069, page 194, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the plan of record in Book 547, pages 149 & 150; Easement of record in Book 4081, page 728; all of record in the Register's Office for Davidson County, Tennessee.

IDENTIF. ✦ REFERENCE
02510 90
96 DEC -2 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3605 Saratoga Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27th day of November 19 96

Barbara Catanzaro Hearn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10275 PG 66

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Catanzaro Hearn, 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 Brentwood Tennessee, this 27th day of November, 19 96

Commission expires 3/27/99

JACQUE I. FREESE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 27, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

0321 12/02 0101 03CHECK 1618.50

WARRANTY DEED

FROM

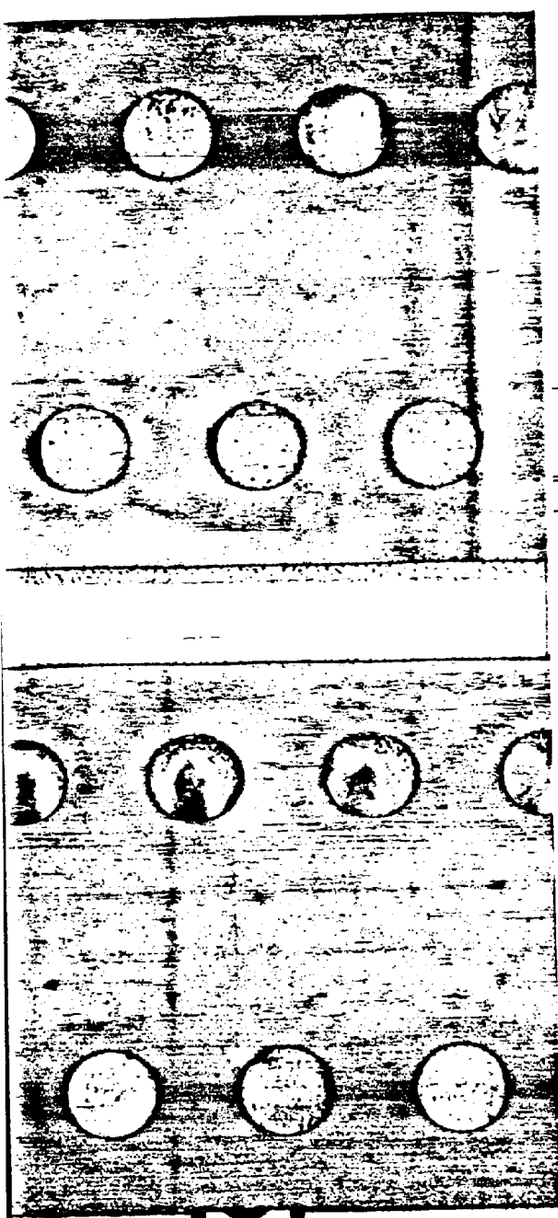
Barbara Catanzaro Hearn

TO

John S. Stein, III

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10275 PG 67

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 435000.00
				CON TX 1609.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1618.50
				CHECK 1618.50
12/02/96		01		10:33 0001 0321

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02510 90
IDENTIFICATION REFERENCE

96 DEC -2 AM 10: 30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092997