THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 177,500.00

Keith R. Trehy
Affiant

Subscribed and sworn to before me, this 14th day of January, 2000

Mitchell A. Watts
Notary Public

My Commission Expires: 9-24-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Instr:200001200006682 Page: 1 OF 2
REC'D FOR REC 01/20/2000 9:23:32AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $656.75

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KEITH R. TREHY 1512 Forrest Avenue Nashville, Tennessee 37206	WORLD SAVINGS BANK 4101 Wiseman Blvd. Bldg #102 San Antonio, Texas 78251	MAP 83-9 PARCEL 390

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 177,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, JUDITH ABLON VANN, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto KEITH R. TREHY AND WIFE, ANGELA W. EDWARDS 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:

BEING Lot No. 28 on the Plan of Subdivision of A.V.S. Lindsley 29-acre Tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 28 fronts 50.0 feet on the southerly side of Forrest Avenue and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Judith Ablon Vann by deed from Peter A. Mollica of record in Book 10192, page 963, Register's Office for Davidson County, Tennessee.

This is improved property known as 1512 Forrest Avenue, Nashville, Tennessee 37206

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.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of A.V.S. Lindsley 29 acre Tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I_ have hereunto set _my_ hand___on this the __14th__ day of __January____, 2000 .

JUDITH ABLON VANN

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 JUDITH ABLON VANN, 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 this ___14th_day of ___January, 2000_____.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public