PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 40212
Dav. Co. File: Box 8

Instr:200001280009348 Page: 1 OF 3
REC'D FOR REC 01/28/2000 2:28:04PM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
SunTrust Bank Trustee Under Agreement Martha S. Lagerquist dated December 12, 1986 7 Peach Blossom Square Nashville, TN 37205	**SAME**

TAX MAP-PARCEL NUMBERS: 104-13-246

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 750000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard B. Sellers and spouse, Bonita A. Sellers,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **SunTrust Bank Trustee Under Agreement Martha S. Lagerquist dated December 12, 1986,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Resubdivision of Lot No. Seven Peach Blossom Square, of record in Book 4595, page 151, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Richard B. Sellers and wife, Bonita A Sellers by deed from Whitney H. Waugh and wife, Julia E. Waugh of record in Book 9883, page 749, Register's Office for Davidson County, Tennessee and Re-Recorded in Book 10009, page 98 and Re-Re-Recorded in Book 10101, page 420, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4595, Page 151, said Register's Office, to which plan reference is hereby made for a more complete description thereof; A Reciprocal easement for Ingress/Egress Purposes of record in Book 4408, page 543, said Register's Office; Restrictive covenants of record in Book 4281, page 151, said Register's Office.

This is improved property, known as: 7 Peach Blossom Square, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of January, 2000.

Richard B. Sellers

Richard B. Sellers

State of CALIFORNIA
County of VENTURA

On this 24th day of January, 2000, before me the undersigned authority, personally appeared **Richard B. Sellers** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 19 Aug 2003

Notary Public

JAMES S. ROE
Commission # 1232572
Notary Public - California
Los Angeles County
My Comm. Expires Aug 19, 2003

State of Tennessee
County of Davidson

A F F I D A V I T

~~The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 750000.00~~ This conveyance is to a revocable living trust and is exempt from the transfer tax pursuant to Tennessee Code Annotated, Section 67-4-409 (a) (3) (F). SunTrust Bank TTEE Marion S. Laquidara DTD 12-12-96 by Thelma C. Wolfe, Vice President & T.O.

Affiant

Sworn and subscribed before me on the 27th day of January, 2000.

Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-26-2000

WITNESS THE EXECUTION HEREOF this 24th day of January, 2000.

Bonita A. Sellers

Bonita A. Sellers

State of ~~Tennessee~~ N.Y.
County of ~~Davidson~~ Albany

On this 24th day of January, 2000, before me the undersigned authority, personally appeared **Bonita A. Sellers**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 8-4-01

Duncan Tuininga
Notary Public

Duncan Tuininga
Notary Public 01TU5083033
Albany County NY
My commission expires 8-4-01