Box 2

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 $ 269,000.00

Affiant

Instr:200003230029617 Page: 1 OF 2
REC'D FOR REC 03/23/2000 12:38:36PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $995.30

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
My Commission Expires 3/10/2003

Subscribed and sworn to before me, this 15th day of March, 2000

Notary Public

My Commission Expires: 3/15/03

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BRADY SEALS 1816 Cedar Lane Nashville, Tennessee 37212	SUNTRUST MORTGAGE, INC. 201 Fourth Avenue, North Nashville, Tennessee 37219	MAP 117-4 PARCEL 221

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY NINE THOUSAND AND NO/100-- ($ 269,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, SARA L. ROSSON, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto BRADY SEALS, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 1 on the Plan of A. B. Montgomery Land as of record in Plan Book 1, page 22, Chancery Court at Nashville, described as follows:

BEGINNING on the northerly margin of Cedar Lane 89.0 feet east of the northeast corner of said Lane and Battery Place; thence northwardly 165.0 feet to the southerly margin of a 5-foot reserved strip; thence with said strip, eastwardly 100.0 feet to the northwest corner of the property conveyed to R. A. McWhirter and wife, by deed from Walter Stokes and wife, of record in Book 1066, page 474; thence with McWhirter's westerly line, southwardly 165.0 feet to the northerly margin of Cedar Lane; thence with said Lane, westwardly 100.0 feet to the beginning.

BEING the same property conveyed to Sara L. Rosson, a single person, by deed from Emmett Dobey and wife, Phyllis S. Dobey, of record in Book 8412, page 987, Register's Office for Davidson County, Tennessee.

This is improved property known as 1816 Cedar Lane, Nashville, Tennessee 37212

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, his heirs and assigns, forever.

GRANTOR COVENANTs with the said GRANTEE 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.B. Montgomery Lane of record in Book 1, page 22, 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___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of March, 2000.

SARA L. ROSSON

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 SARA L. ROSSON, 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 15th day of March, 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