Instr:200004060034923 Page: 1 OF 2
REC'D FOR REC 04/06/2000 2:01:35PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $229.40

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00.

Edward Paul Yeager
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of March, 2000.

Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Edward Paul Yeager
1243 Sunnymeade Drive
Nashville, Tennessee 37216

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 061-160-259.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SunTrust Mortgage, Inc.,** hereinafter referred to as Grantors, hereby transfer and convey to **Edward Paul Yeager, a married man,** hereinafter referred to as 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 Lot No. 64 of Block "D" on the Re-subdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2 as of record in Book 974, pages 56 and 57 Register's Office for Davison County, Tennessee.

Said Lot No. 64 fronts 50 feet on the north side of Sunnymeade Drive, and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to SunTrust Mortgage Inc. by Substitute Trustee's Deed from Joe M. Kirsch, Substitute Trustee of record in Book ____*____, page _____ in the Register's Office for Davidson County, Tennessee.

*INSTRUMENT # 20000406000 34922

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Plat Book 974, pages 56 and 57 in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 4288, page 317 in said Register's Office.

All other easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2000 are a lien not yet due and payable . Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1243 Sunnymeade Drive, Nashville, Tennessee 37216.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 31st day of March, 2000.

SunTrust Mortgage, Inc.

BY: Rebecca W. Shaia

ITS: Rebecca W. Shaia, Vice President

STATE OF Virginia
~~COUNTY OF~~ City of Richmond

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Rebecca W. Shaia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~him~~her self to be the Vice President of SunTrust Mortgage, Inc., the within named bargainor, a corporation, and that Rebecca W. Shaia as such Vice President of SunTrust Mortgage, Inc., executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Rebecca W. Shaia as Vice President of SunTrust Mortgage, Inc.

Witness my hand and official seal this 30th day of March, 2000.

Kim F. Yaeger
Notary Public

My Commission Expires:

04-30-02

01510-BW