WARRANTY DEED

Instr:200004170038012 Page: 1 OF 2
REC'D FOR REC 04/17/2000 9:01:34AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1748.25

#1203-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 472,500.00

Randall S. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 2000

Notary Public
My Commission Expires
MY COMMISSION EXPIRES: [illegible] 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
RANDALL S. THOMAS	SUNTRUST MORTGAGE, INC.	MAP 116-16-0
(NAME)	(NAME)	
3925 Estes Road	P. O. Box 79041	PARCEL 063.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Baltimore, MD 21279-0041	FB #07DA-32570
(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, STEVEN F. WARREN AND WIFE, EVA M. HORN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL S. THOMAS AND CHERI D. FERRARI, HUSBAND AND WIFE

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, Tennessee, being part of Lot No. 1 on the Plan of the Division of the Henry W. Compton Estate, as of record in Plan Book 2, Page 58, Chancery Court at Nashville, described according to a survey made by E. L. Miller, Jr. & Co., September 14, 1962, as follows:

BEGINNING at an iron pin on the westerly margin of Estes Avenue, formerly Compton Road, 642 feet South of the southerly margin of Abbott Martin Road, being the Southeast corner of the Webber Tract; thence, with the southerly line of the said Webber Tract, North 88 deg. 10 min. West 258 feet to a post; thence, South 01 deg. 15 min. West 160 feet to an iron pin; thence, South 88 deg. 10 min. East 255.5 feet to an iron pin on the westerly margin of said Estes Road; thence, with the same, North 02 deg. 10 min. East 160 feet to the BEGINNING.

BEING the same property conveyed to Steven F. Warren and wife, Eva M. Horn, by Deed from Moulton Farrar, III, and wife, Ann W. Farrar, of record in Book 9005, Page 518, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which

CONTINUED

unimproved ( )
This is improved (X) property, known as 3925 Estes Road, Nashville, TN 37215
(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 our hand s this 12th day of April, 2000

STEVEN F. WARREN

EVA M. HORN

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 STEVEN F. WARREN AND WIFE, EVA M. HORN

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 12th day of April, 2000.

Commission expires May 28, 2003

Katherine Goodson
Notary Public

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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, a _____, 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 _____, 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 _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

have been prorated and assumed by the Grantee(s) herein.