(1)

Bk 7326 Pg 65

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

Instr:200005260052740 Page: 1 OF 3
REC'D FOR REC 05/26/2000 12:55:46PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $906.50

WARRANTY DEED

Name and Address of New Owner:
Scott Tonsoni
4332 General Bates Drive
Nashville, Tennessee 37204

Send Tax Bills To:
SunTrust Mortgage, Inc.
P.O. Box 57028
Irvine, California 92619-7028

Street Address of Subject Property:	**Map-Parcel No:**
4332 General Bates Drive	**Map 132-05**
Nashville, Tennessee 37204	**Parcel 136**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES DEVAULT AND WIFE, PAM DEVAULT,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **SCOTT TONSONI,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, more particularly described as follows:
>
> TRACT NO. 1: Being the northerly 50 feet of the southerly 150 feet of the westerly part of Lot No. 17 and that part of Park Avenue immediately west of same on the Map of Glendale Park, of record in Book 57, page 141, Register's Office for Davidson County, Tennessee.
>
> TRACT NO. 2: Being the north 25 feet of the south 100 feet of the west of Lot No. 17 and that part of Park Avenue lying immediately west for same, on the Map of Glendale Park, of record in Book 57, page 141, Register's Office for Davidson County, Tennessee, and more fully described in Deed of record in Book 4894, page 83, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to James DeVault and Pam DeVault, husband and wife, by Deed from Chris Thoeny, unmarried, of record in Book 11386, page 353, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2000 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. All matters shown on the Plan of record in Book 57, page 141, Register's Office for Davidson County, Tennessee.

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, and GRANTORS does covenant with the said GRANTEE that they is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 handS this 23rd day of May, 2000.

JAMES DEVAULT

Pam DeVault

PAM DEVAULT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of May, 2000, before me personally appeared James DeVault and wife Pam DeVault, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

Notary Public

My Commission Expires: 11 25 00

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2000.

NOTARY PUBLIC

My commission expires: 1-25-02