WARRANTY DEED

Instr:200007200071788 Page: 1 OF 2
REC'D FOR REC 07/20/2000 1:23:05PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $592.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF June 2000

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

JORDAN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana Janssen (NAME)	SunTrust Mortgage (NAME)	MAP 126-15A
812 Aimes Court (ADDRESS)	P O Box 26149 (ADDRESS)	PARCEL 166
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Richmond, VA 23260-6149 (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, Patricio A. Frias and wife, Anjanette Frias

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dana Janssen and wife, Lacy Janssen

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 Lot No. 138 on the Plan of Boone Trace at Biltmore, Section Three, a Planned Unit Development, as of record in Book 9700, Page 759, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for more complete and accurate legal description thereof.

BEING the same property conveyed to Patricio A. Frias and wife, Anjanette Frias, by deed from Fox Ridge Homes, Inc., of record in Book 11399, Page 769, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

AS a part of the consideration of this deed, and as evidenced by their acceptance hereof, the Grantee(s) hereby assume and agree to pay and be bound by all the terms and conditions of that certain deed of trust including any due on sale or other addendum and/or rider thereto, dated March 19, 1999, and recorded in Book 11390, Page 772, Register's Office for Davidson County, Tennessee, securing unto SunTrust Bank, Nashville, N. A., payment of the original principal sum of $154,085.00.

IN consideration of Lender's permitting assumption of the indebtedness evidenced by the Note described in and secured by the above described Deed of Trust, Borrower hereby waives Borrower's rights under Paragraph 17 of such Deed of Trust and hereby agrees that such assumption SHALL RELEASE Borrowers obligations under the Deed of Trust or Note secured thereby. (Borrower is defined as the original mortgagor. This reference can be modified depending

CONTINUED

unimproved ( )
This is improved (X) property, known as 812 Aimes Court, Nashville, TN 37221
(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 26th day of June 2000

Patricio A. Frias

Anjanette Frias

Dana Janssen

Lacy Janssen

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 Patricio A. Frias and wife, Anjanette Frias

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 26th day of June, 2000.

Commission expires April 22, 2001

Notary Public

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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, 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

on what the original mortgagor is defined to be in the Deed of Assumption.)

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 Dana Janssen and wife, Lacy Janssen, the bargainors, 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 26th day of June, 2000.

Notary Public - Larry N. Westbrook

My Commission Expires: April 22, 2001

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN