Instr:200007270074217 Page: 1 OF 2
REC'D FOR REC 07/27/2000 12:41:52PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $377.77

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 17394

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $102,100.00.

Affiant

Subscribed and sworn to before me, this 26th day of JULY, 2000.

Notary Public

My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
STACY STEAGALD 4100 Rockdale Avenue Nashville, Tennessee 37204	CAPITAL BANK & TRUST COMPANY 1820 West End Avenue Nashville, Tennessee 37203	MAP 132-1 PAR 8 FB 16DA16558

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARIAN S. HAHN, HEIR-AT-LAW OF PAUL E. SAWYER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STACY STEAGALD , UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4100 ROCKDALE AVENUE, NASHVILLE, TENNESSEE 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of JULY, 2000.

MARIAN S. HAHN,
HEIR-AT-LAW OF PAUL E. SAWYER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARIAN S. HAHN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of JULY, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly part of Lots Nos. 1 and 2 of Block 14 on the Plan of College Park, as of record in Book 843, page 29, Register's Office for said County.

Said parts of said lots front together 95 feet on the east side of Rockdale Avenue and extend back between lines, 129.8 feet on the north line and 160 feet on the south line, to the west line of Lot No. 3 of said Block on which they measure 62.2 feet.

Being the same property conveyed to Paul E. Sawyer and wife, Ruth Sawyer by deed from Helen V. Gardner of record in Book 4247, page 370, said Register's Office. Ruth Sawyer has since died. Paul E. Sawyer has subsequently died, leaving Marian S. Hahn as his only heir-at-law as set forth in the Affidavit of Heirship of record in Book 7104, page 906, Register's Office for Davidson County, Tennesse.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 843, page 29, said Register's Office.