Prepared by:
Realty Title & Escrow Co., Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $159,400.00

Stanley P Sitler
Affiant

Subscribed and sworn to before me, this 15th day of September, 2000.

Carol Hall
Notary Public
My commission expires: 10/7/00

Davidson County DEEDWARR
Recvd: 09/19/00 08:51 2pgs
Fees:11.00 Taxes:589.78
20000919-0092845

Address of New Owner:	Send Tax Bills to:	Tax Information
Stanley P. Sitler	Franklin American Mortgage	146-16-189.00
5124 Stallworth Drive	501 Corporate Centre Drive, #400	
Nashville TN 37220	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nancy T. Dirube, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stanley P. Sitler and wife, June P. Sitler, hereinafter called the Grantees, their successors 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. 166 on the Plan of Brentwood Hall, Section VI, as of record in Book 2331, page 20, Register's Office for said County.

Said Lot No. 186 fronts 176.6 feet on the southerly margin of Stallworth Drive and extends back 190.6 feet in the southeasterly line, and 180.0 feet on the westerly line to a dead end line in the rear, measuring 40.0 feet thereon.

Being the same property conveyed to Jose' E. Dirube and wife, Nancy T. Dirube by deed from Robert E. Wood and wife, Karen R. Wood of record in Book 7823, page 452, Register's Office for Davidson County, Tennessee. The said Jose' E. Dirube and Nancy T. Dirube having since divorced, the said Jose' E. Dirube conveyed his interest in subject property to Nancy T. Dirube by Quitclaim Deed of record in Book 9931, page 614, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5124 Stallworth Drive, Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of September, 2000.

Nancy T. Dirube

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy T. Dirube, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 15th day of September, 2000.

Notary Public

My Commission expires

