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. 17558**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this 1st day of NOVEMBER, 2000. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE

My Commission Expires September 25, 2004

LIMITED WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS. JAMES G. GAVIGAN 1918 Wildwood Avenue Nashville, Tennessee 37212	Franklin American Mortgage Co. 501 Corporate Centre Dr. #400 Franklin, Tennessee 37067	MAP 117-4 PAR 126 FB 16DA325

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, TOBY S. WILT, JR., AS TO A 70% UNDIVIDED INTEREST AND SUNTRUST BANK, A GEORGIA CORPORATION, SUCCESSOR TO SUNTRUST BANK, NASHVILLE, N.A., TRUSTEE UNDER AGREEMENT OF SAM FLEMING FOR TOBY STACK WILT, JR., AS TO A 30% UNDIVIDED INTEREST ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES G. GAVIGAN AND WIFE, JENNIFER A.GAVIGAN ("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 1918 WILDWOOD AVENUE, NASHVILLE, TENNESSEE 37212.

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. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit A. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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, the corporate party by its duly authorized officer, on this 1st day of November, 2000.

TOBY S. WILT, JR.

Davidson County DEEDWARR
Recvd: 11/03/00 09:46 3pgs
Fees:15.00 Taxes:666.00

20001103-0109229

SUNTRUST BANK, A GEORGIA CORPORATION (SUCCESSOR TO SUNTRUST BANK, NASHVILLE,N.A.)

BY: NANCY G. CARR
TITLE:VICE PRESIDENT & TRUST REAL ESTATE OFFICER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 1st day of November, 2000.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires:

My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, NANCY G. CARR, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the VICE PRESIDENT AND TRUST REAL ESTATE OFFICER of SUNTRUST BANK, A GEORGIA CORPORATION (SUCCESSOR TO SUNTRUST BANK, NASHVILLE, N.A.) the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of November, 2000.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Belmont Terrace Annex-No. 3, as of record in Plat Book 1130, page 24, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to SunTrust Bank, Nashville, N. A. Trustee Under the Will of Josephine Fleming for Daniel Milton Fleming a 70% undivided interest, and SunTrust Bank, Nashville, N.A., Trustee Under Agreement of Sam Fleming for Toby Stack Wilt, Jr., a 30% undivided interest by deed from Judith Grogan Franklin, f/k/a Judith C. Grogan, and spouse, Ernest B. Franklin, III of record in Book 10607, page 1, said Register's Office. SunTrust Bank, Nashville, N.A., Trustee Under the Will of Josephine Fleming for Daniel Milton Fleming a 70% undivided interest, has since conveyed its 70% undivided interest in said property to Toby Stack Wilt, Jr. by quitclaim deed of record in Book 10639, page 753, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Easements of record in Book 5876, page 93; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 24, said Register's Office.