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THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $185,000.00 (185,000.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF December, 2000. Notary Public MY COMMISSION EXPIRES: 1-03 (AFFIX SEAL)

JAMES A. WAGHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol A. Rouzer (NAME)	SunTrust Bank (NAME)	38-177
6245 Old Hickory Blvd. (ADDRESS)	201 Fourth Avenue N., 7th Floor (ADDRESS)	
Whites Creek, Tennessee 37189 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, J. Nichole Waller, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol A. Rouzer and Paul D. Tracey

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:

TRACT 2

LAND situated in the 14th district of Davidson County, Tennessee, being a portion of the Tomlinson Johnson property, as of record in Deed Book 10759, page 580, Register's Office for Davidson County, Tennessee, and being more particularly described by a survey by Survey Solutions, Steve Axley, R.L.S. #1975, dated 7/8/99, as follows:

BEGINNING at an iron rod (new) in the westerly margin of Old Hickory Blvd., said point being the northeast corner of tract 2, southeast corner of tract 3, thence with said roadway margin with a curve having a radius of 755.00' an arc length of 208.24' to an iron rod (old), said point being the southeast corner of tract 2 and the northeast corner of tract 1; thence leaving said road margin and running with a common line between tract 1 and tract 2, S 87 deg. 45' 22" W 698.68' to a nail in the base of a 24" tree, said point being the southwest corner of tract 2, northwest corner of tract 1, said point also being in the easterly line of Tomlinson as of record in Deed Book 1853, page 221, RODC; thence, with the line of Tomlinson, N 50 deg. 22' 43" W 61.87' to a fence post; thence N 35 deg. 44' 07" W 150.00' to an iron rod (new); thence N 59 deg. 27' 14" W 196.90' to an iron rod (new), said point being in the southerly line of Anna M. Durocher as of record in Deed Book 3180, page 300, RODC; thence, with the line of Durocher, N 65 deg. 35' 46" E 131.60' to an iron rod (new), said point being in the southerly line of Donald C. Merritt as of record in Deed Book 11378, page 466, RODC, said point being also the northwest corner of tract 2, southwest corner of tract 3, thence, with the common line between tract 2 and tract 3, S 84 deg. 40' 45" E 877.32' to the point of beginning, containing 5.06 acres, more or less, according to a survey by Survey

CONTINUED

This is unimproved ( ) improved (X) property, known as 6245 Old Hickory Blvd., Whites Creek, Tennessee 37189
(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 my hand this 11th day of December, 2000

J. Nichole Waller
J. Nichole Waller

Davidson County DEEDWARR
Recvd: 12/13/00 12:06 2pgs
Fees:11.00 Taxes:684.50

20001213-0122678

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 J. Nichole Waller, an unmarried person

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 2000.

Commission expires 3-14-03

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

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

Solutions, Steve Axley, TN. R.L.S. #1975, dated 7/8/99.

BEING the same property conveyed to J. Nichole Waller by deed from Robin Tomlinson Johnson and Anthony Everette Tomlinson, of record in Book 11660, page 954, Register's Office for Davidson County, Tennessee.