Davidson County DEEDWARR
Recvd: 12/21/00 13:33 2pgs
Fees:11.00 Taxes:1720.50

20001221-0125139

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39442

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$465,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th day of December, 2000

_____
Notary Public

MY COMMISSION EXPIRES: 5/26/03

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Fletcher Lance	SUNTRUST BANK	117-6-14
2300 Sterling Road	P.O. BOX 305110/7TH FLOOR	
Nashville, TN, 37215	NASHVILLE, TN 37230-5110	

FOR AND IN 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, I/WE,

Curtis J. Hagenau and wife April H. Hagenau

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Fletcher Lance and Diane S. Lance, husband and wife

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. 8 of Block 9, on the Plan of A Developent of the Stokes Tract, as recorded in Book 974, page 24, Register's Office for said County.

Said Lot No. 8 fronts 100 feet on the southerly side of Sterling Road and runs back 244.3 feet on the westerly line and 245 feet on the easterly line, with the westerly margin of 23rd Avenue, South, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Curtis J. Hagenau and wife, April H. Hagenau by Deed dated 11/29/94 from Michael E. McKeehen and wifemJeannine McKeehen of record in Book 9533, page 996, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2300 Sterling Road, Nashville, TN 37215

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/our hand(s) this 8th day of December, 2000

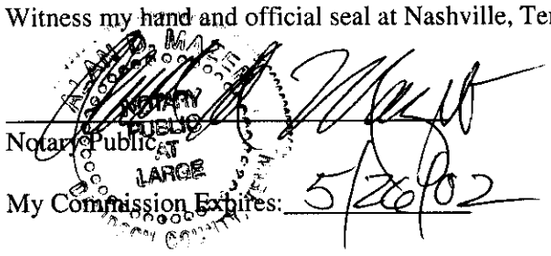
X _____ Curtis J Hagenau
Curtis J. Hagenau

X _____
April H. Hagenau

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Curtis J. Hagenau and wife April H. Hagenau, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 2000



Notary Public

My Commission Expires: 5/26/02