File in Box No. 19 B

WARRANTY DEED

#00-12-30-B

Davidson County DEEDWARR
Recvd: 01/30/01 14:39 2pgs
Fees:11.00 Taxes:321.90
20010130-0009164

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 2001

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DIERDRE D. DUNN (NAME)	SUNTRUST BANK (NAME)	MAP 165-13-0-A
4405 Stoneview Drive (ADDRESS)	1 Park Place N.E. (ADDRESS)	PARCEL 191CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Atlanta, GA 30303 (CITY) (STATE) (ZIP)	FB #02D-78544

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, BENJAMIN S. MALLARI, JR., AND WIFE, TRACI MALLARI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DIERDRE D. DUNN, UNMARRIED

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. 375 on the Plan of Peppertree Forest, Section 8, P.U.D., of record in Book 7900, Page 652, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Benjamin S. Mallari, Jr., by Deed from George L. Mayo, of record in Book 9766, Page 770, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restated Declaration of Covenants, Conditions, and Restriction of Peppertree Forest, of record in Book 8757, Page 607, as amended and made applicable to Section 8, in Book 9287, Page 698, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantors herein.

Traci Mallari, spouse of the above named Benjamin S. Mallari, Jr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

unimproved ( )
This is improved (X) property, known as 4405 Stoneview Drive, Antioch, TN 37013
(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 our hand s this 26th day of January 2001

Benjamin Mallari Jr.
BENJAMIN S. MALLARI, JR.

Traci Mallari
TRACI MALLARI

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____
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 _____, _____ .

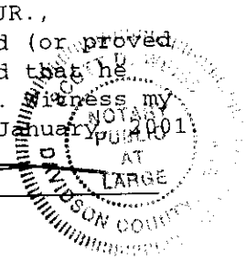
My commission expires _____ _____
Notary Public

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 BENJAMIN S. MALLARI, JR., A MARRIED MAN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of January, 2001.

My Commission Expires: May 28, 2003

Notary Public



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 TRACI MALLARI, A MARRIED WOMAN, 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 Brentwood, Tennessee, this 26th day of January, 2001.

My Commission Expires: May 28, 2003

Notary Public

