RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

FROM: JANE HYATT THORPE AND A. MICHAEL SRAMEK, III

TO: VICKI H. METZGAR AND SUSAN E. JOHNSTON

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Vicki H. Metzgar and		Map 101-10
Susan E. Johnston		Parcel 189
510 Fairfax Avenue		
Nashville, TN 37212		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, a Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $322,000.00

Vicki H. Metzgar
Affiant

Subscribed and sworn to before me, this the 30th day of March, 2001.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Comm. Expires: 5/30/20

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, **JANE HYATT THORPE AND HUSBAND, A. MICHAEL SRAMEK, III ,** hereinafter referred to as "GRANTORS", has bargained and sold, and by these presents do transfer and convey unto **VICKI H. METZGAR AND SUSAN E. JOHNSTON,** hereinafter called "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. 17, Block 4, on the Plan of Fairfax Place, as of record in Book 547, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jane Hyatt Thorpe and husband, A. Michael Sramek, III by deed from Crisman Arnold and wife, Alene Arnold of record in Instrument No.200004140037745, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following:

1. 2001 Metropolitan Government property taxes.

2. All matters as shown on the plan of record in Book 547, page 138, said Register's Office.

This is improved property known as 510 Fairfax Avenue, Nashville, Tennessee 37212

Davidson County DEEDWARR
Recvd: 04/03/01 11:19 2pgs
Fees:11.00 Taxes:1191.40
20010403-0032089

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 its hand this 30th day of March, 2001.

Jane Hyatt Thorpe

Jane Hyatt Thorpe

A. Michael Sramek

A. Michael Sramek, III

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 **JANE HYATT THORPE AND A. MICHAEL SRAMEK, III,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of March, 2001

DEBRA L. GE... NOTARY PUBLIC ... DAVIDSON ...

Debra L. Gentry

NOTARY PUBLIC

My Commission Expires: _____

My Comm...