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. 17871**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me, this 8th day of MAY, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER NOTARY PUBLIC LAHGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr./Mrs. Roderick C. Sandeen 4421 Curtiswood Circle Nashville, TN 37204	Suntrust Mortgage Inc. P.O. Box 57028 Irvine, CA 92619	MAP 132-10-3 PAR 23 FB OH 06374

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, BETTY WENTWORTH, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RODERICK C. SANDEEN AND WIFE, PATRICIA A. SANDEEN ("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 4421 Curtiswood Circle, Nashville, Tennessee 37204.

Subject property is not now and never has been the principal residence of the Grantor.

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.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 on this 8th day of MAY, 2001.

BETTY WENTWORTH

Davidson County DEEDWARR
Recvd: 05/09/01 11:37 2pgs
Fees:11.00 Taxes:1591.00
20010509-0048155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BETTY WENTWORTH , 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, at office, this 8th day of MAY, 2001.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER NOTARY PUBLIC LAHGE DAVIDSON COUNTY, TENN.
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Curtiswood Estates, as of record in Plat Book 2331, page 40, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Betty Wentworth by deed from Lura N. Knox of record in Book 8777, page 930, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 2440, page 65; (3) Easements of record in Book 7121, page 227; and (4) All matters appearing on the Plan of record in Plat Book 2331, page 40, said Register's Office.