(2)

Box 3

Prepared by and return to:
Elite Title Company LLC
109 Westpark Drive, Suite 100
Brentwood, Tn 37027
(615) 850-4221

Davidson County DEEDWARR
Recvd: 07/11/01 10:59 3pgs
Fees:18.00 Taxes:677.10
20010711-0073865

Warranty Deed

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Ronald M. Herrell and Peggy M. Herrell** hereinafter referred to as "Grantor(s)") have this day, bargained and sold and do hereby transfer and convey unto (hereinafter referred to as "Grantee(s)"), **Sean McDougal and Elizabeth Fleming** it's successors and assigns, forever, that certain parcel of real estates located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), its successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 10 day of July 2001.

Ronald M. Herrell by Brandon Patrick attorney in fact
Ronald M. Herrell by Brandon Patrick, attorney in fact

Peggy M. Herrell by Brandon Patrick attorney in fact
Peggy M. Herrell by Brandon Patrick, attorney in fact

STATE Of Tennessee
COUNTY Of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Brandon Patrick, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Ronald M. Herrell and Peggy M. Herrell** and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said **Ronald M. Herrell and Peggy M. Herrell.**

Witness my hand and official seal, this 10 day of July 2001.

Notary Public
My Commission expires:

GINNY L. KATRICKA
NOTARY PUBLIC AT LARGE
Comm. exp. 3-18-2002
HERFORD COUNTY, TENNESSEE

STATE Of Tennessee
COUNTY Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $183,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of July 2001.

Notary Public

My Commission expires:

NOTARY PUBLIC
AT LARGE
Jamie L. Hallman
My Commission Expires
May 29, 2005
STATE OF TENNESSEE

Map and Parcel Numbers: 171/03/0B/188.00CO

Address of New Owner:
641 Old Hickory Blvd, #413
Brentwood, TN 37027

Send Tax Bills To:
~~Same~~ SunTrust Mortgage, Inc
P.O. Box 57028
Irvine, CA 92619-7028

6-010243

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit;

Land in Davidson County, Tennessee, beng Unit No. 128, inclusive, on the Plan of First Revision, Phase One, Section Four, Townhomes of Fredricksburg, as shown on plat of record in Plat Book 9700, page 648, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same proeprty conveyed to Ronald M. Herrell and Peggy M. Herrell from Pulte Homes Tennessee, LP by Warranty Deed dated June 2, 1999 and recorded June 4, 1999 in Book 11512, page 616, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and/or setback lines of record in Book 9700, page 648, Restrictions of record in Book 10895, page 778, Register's Office for Davidson County, Tennessee.

(6-010243/2)