PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 42692
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/11/01 15:44 2pgs
Fees:13.00 Taxes:654.90
20010711-0074079

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patrick Gregory Arbogast 6900 River Ridge Drive Nashville, TN 37221	Guaranty Trust Company 640 Broadmor Blvd Ste 100 Murfreesboro TN 37129-1218

TAX MAP-PARCEL NUMBERS: 141-15-C-042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 177,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan O'Connor, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick Gregory Arbogast,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 135 on the Plan of Phase "7" Rolling River Estates of record in Book 5800, page 86, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Edwin McAnelly, unmarried by deed from Wayne Powell, Jr., and wife, Sherry Lynn Powell of record in Book 7373, page 641, said Register's Office. By Quitclaim Deed of record in Book 7686, page 112, said Register's Office, the said Edwin McAnelly, unmarried, conveyed his interest in subject property to Susan O'Connor, unmarried.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5800, Page 86, said Register's Office, which Plan shows a 30 foot minimum building setback line from River Ridge Drive together with a designated building site and 10 foot easement for utility purposes along the rear line(s) and a easement for overhang across the westerly front line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 4788, page 950, Book 4871, page 640, Book 4892, page 679, Book 4892, page 689, Book 5917, page 310, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 6900 River Ridge Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of June, 2001.

Susan O'Connor

State of California
County of LOS ANGELES

On this 27 day of June, 2001, before me the undersigned authority, personally appeared **Susan O'Connor**, ~~to me known (or~~ proved to me on the basis of satisfactory evidence) to be the person~~(s)~~ described in and who executed the foregoing instrument, ~~and acknowledged~~ the execution as a free act and deed.

My Commission Expires: 02010S

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 177,000.00

Affiant

Sworn and subscribed before me on the 29th day of June, 2001.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003