(1)

Box 36

THIS INSTRUMENT PREPARED BY:
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd., Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 18155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $345,000.00

Affiant

Subscribed and sworn to before me, this 27th day of July, 2001.

Notary Public

My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
RICHARD A. NAGAREDA	SUNTRUST BANK	116-12
3701 ESTES ROAD	201 Fourth Avenue N/7th Flo	82
NASHVILLE, TENNESSEE 37215	Nashville, Tennessee 37219	7DA32460

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, MATTHEW S. DENNIS, MARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RICHARD A. NAGAREDA AND WIFE, RUTH HENNNING NAGAREDA, ("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 3701 Estes Road, Nashville, Tennessee 37215.

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.

Judi K. Hoffman, spouse of Matthew S. Dennis, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Matthew S. Dennis.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July, 2001.

Davidson County DEEDWARR
Recvd: 08/02/01 15:56 2pgs
Fees:13.00 Taxes:1276.50
20010802-0082503

MATTHEW S. DENNIS

JUDI K. HOFFMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW S. DENNIS AND JUDI K. HOFFMAN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2001.

My Commission Expires:

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee being parts of Lots Nos. 3 and 4, Block "D" Map of Woodmont Lane Homesites, as of record in Book 1130, page 13, described according to a copy of survey thereof by S.R. Sanford, Jr., Surveyor, dated April 11, 1947, as follows:

BEGINNING at a point in the southerly margin of Auburn Lane, at the corner of Lots Nos. 2 and 3; thence with the line between said lots, southwesterly 230 feet to a point which is 18.5 feet northeast of the corner of said lots and of Lots Nos. 38 and 39, as measured along the line between Lots Nos. 2 and 3; thence easterly 196.5 feet more or less to a point in the westerly margin of Estes Avenue, which point is 57 feet north of the corner of Lots Nos. 4 and 5; thence with the margin of Estes Avenue, northerly 144.6 feet to the beginning of a curve; thence around said curve, northwesterly 31.3 feet to a point in the south margin of Auburn Lane; thence with the margin of the same, westerly 30 feet to the point of beginning.

Being the same property conveyed to Matthew S. Dennis and wife, Elizabeth D. Dennis by deed from Marshall Lynn Summar and wife, Valoria Cannon Summar of record in Book 9395, page 302, said Register's Office. Elizabeth D. Dennis has since died.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 13, said Register's Office.