RECORD & RETURN TO:
FILE BOX 36

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
File # 17352sp

Davidson County DEEDWARR
Recvd: 08/02/01 15:09 3pgs
Fees:18.00 Taxes:566.10



20010802-0082528

WARRANTY DEED

Name and Address of New Owner: **DOUGLAS B. JANNEY, III.** **262 WILDBERRY LANE** **NASHVILLE, TN 37209**
Send Tax Bills To: **SUNTRUST MORTGAGE, INC.** **P.O. Box 57028** **Irvine, CA 92619-7028**
Street Address of Subject Property **2812A Westwood Avenue** **Nashville, TN 37212** **Map – Parcel No.** **Map: 104-14** **Parcel: 309.00**

FOR AND IN CONSIDERATION of Ten ($10.00) 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, **REBECCA T. CAUSEY and MICHAEL W. CAUSEY, her husband,** hereinnafter called **"GRANTOR,"** have bargained and sold, and by these presents do transfer and convey unto **DOUGLAS B. JANNEY, III.,** hereinafter called **"GRANTEES,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1-B on the plan of Zone Lot Division of Lot 1 & 2, James R. Knight Subdivision, of record in Book 6050, page 162, as amended in Book 6250, page 758, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca W. Trautman, an unmarried person by Warranty Deed from Janis L. Simonds, unmarried of record in Book 10512, page 703, Register's Office for Davidson County, Tennessee. The said Rebecca W. Trautman now known as Rebecca T. Causey.

Michael W. Causey, husband of Rebecca T. Causey, hereby joins in the execution of this instrument in order to convey any and all marital interest he may have in the subject property.

The conveyance of the above described parcel of land is subject to the following:

1. 2001 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2812A Westwood Avenue, Nashville, TN 37212

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 our hands this 30th day of July , 2001.

REBECCA W. CAUSEY

MICHAEL W. CAUSEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 30, 2001, before me personally appeared REBECCA W. CAUSEY and MICHAEL W. CAUSEY to me know (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 that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 30th day of July, 2001.

NOTARY PUBLIC

My Commission Expires:_____

PAMELA B. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Wilson
My Commission Expires
September 25, 2004
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $153,000.00.

Affiant

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

NOTARY PUBLIC

My commission expires:

PAMELA B. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Wilson
My Commission Expires
September 25, 2004
STATE OF TENNESSEE