Realty Title 48A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $167,000.00

Dana B. Smith
Affiant

ROBERT J. AMES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Subscribed and sworn to before me, this 26th day of October, 2001.

Robert J. Ames
Notary Public
My commission expires: MY COMMISSION EXPIRES: JUNE 21, 2005

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan H. Sheehan	SunTrust Bank	118-09-0 208.00
963 Draughon	201 Fourth Avenue North, 7th Floor	
Nashville 37204	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clinton B. Gwin, unmarried, ,hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jonathan H. Sheehan and wife, Peggy L. Kendall, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, Being Lot No. 6 on the Map of Yearwood Subdivision, a part of the Noel Estate, of record in Book 1424, page 48, and amended in Book 1627, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Clinton B. Gwin by deed from Tara E. Cavazos, married, of record in Book 10487, page 621, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 963 Draughon, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of October, 2001.

Clinton B. Gwin

Clinton B. Gwin

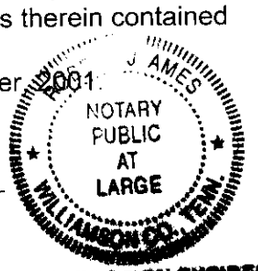
Davidson County DEEDWARR
Recvd: 10/30/01 13:09 2pgs
Fees:13.00 Taxes:617.90
20011030-0118209

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clinton B. Gwin with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 26th day of October, 2001.

Notary Public



My Commission expires

MY COMMISSION EXPIRES:
JUNE 21, 2005