PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(ST) Title No: 42996
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/07/01 13:57 2pgs
Fees:13.00 Taxes:847.30
20011107-0122278

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patrick Baker Trammell Suzanne Scott 2828 Sugartree Road Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-09-088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$229,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joan K. Raskin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick Baker Trammell and spouse, Suzanne Scott** 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. 23 on the Plan of Woodmont Estate, a resubdivision of Lot No. 5 and 23 of record in Book 3842, Page 30, Register's Office for said County.

Being the same property conveyed to Joan K. Raskin, unmarried by deed from J. Arnold Von Hagen and wife, Sue Mixon Von Hagen of record in Book 7040, Page 61, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3842 Page 30, said Register's Office, which Plan shows a 50 foot minimum building setback line from Sugartree Road and a 10 foot easement for public utility and drainage purposes along the rear line(s), with a sewer line lying therein.

This is improved property, known as: 2828 Sugartree, Nashville, Tennessee 37215

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.

Joan K. Raskin

State of TENNESSEE

County of DAVIDSON

On this 31st day of October, 2001 , before me the undersigned authority, personally appeared Joan K. Raskin , 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:

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

My Commission Expires 7/26/2003

Notary

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 $229,000.00

Affiant

Sworn and subscribed before me this the 31st day of October, 2001

My Commission Expires

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

My Commission Expires 7/26/2003

Notary Public