THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18449**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $417,000.00. Affiant Subscribed and sworn to before me, this 30th day of NOVEMBER, 2001. Notary Public My Commission Expires:

RICHARD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires NOV 29, 2003

WARRANTY DEED

Address New Owner: Mr. and Mrs. Roy C. Dano 2405 Belmont Boulevard Nashville, TN 37212	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619	**Tax Information:** MAP 104-16 PAR 295 FB 24W 965

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, THERESA W. DOYLE, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROY C. DANO AND WIFE, KIMBERLY R. DANO ("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 2405 Belmont Boulevard, Nashville, Tennessee 37212.

MARCEL SAUVE, the spouse of THERESA W. DOYLE, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said THERESA W. DOYLE.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of NOVEMBER, 2001.

THERESA W. DOYLE

MARCEL SAUVE

Davidson County DEEDWARR
Recvd: 12/04/01 11:34 2pgs
Fees:13.00 Taxes:1542.90

20011204-0132845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, THERESA W. DOYLE AND MARCEL SAUVE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of NOVEMBER, 2001.

RICHARD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: _____ Notary Public

My Commission Expires NOV 29, 2003

EXHIBIT "A"

TRACT 1: Land in Davidson County, Tennessee, being the southern three (3) feet of the northerly one-half of Lot No. 177 on the Plan of Belmont Land Company's Plan called Belmont Heights, as of record in Plat Book 421, page 34, Register's Office for said County; said part of said lot being three (3) feet off of the south side of the northerly one-half of Lot 177 and fronts three (3) feet on the west side of Belmont Boulevard, running back between parallel lines 175 feet, more or less, to an alley.

TRACT 2: Land in Davidson County, Tennessee, being the southerly half of Lot 177 on the Belmont Land Company's Plan of Lots called Belmont Heights and of record in Book 421, page 34, Register's Office for said County; said southerly half of Lot 177 fronts 53 feet on the west side of Belmont Boulevard and extends back on a south line with the north line of Lot 178, 175 feet to an alley, (thence) running with (said) alley northerly 45 feet to the southerly line of the northerly half of Lot No. 177; thence with said southerly line of north-half of Lot 177, 175 feet to Belmont Boulevard.

Being the same property conveyed to Theresa W. Doyle, a married person by special warranty deed from SunTrust Bank, a Georgia Corporation, Successor to SunTrust Bank Nashville, National Association of record as Instrument No. 20010316-0025155, and by Deed of Correction of record as Instrument No. 20011129-0130875, said Register's Office.