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. 18527	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $240,000.00 Christine A. Smith Affiant Subscribed and sworn to before me, this 13th day of December, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
CHRISTINE A. SMITH	SUNTRUST BANK	117-4
1909 CEDAR LAND	201 4th Avenue North, 7th Fl	312
NASHVILLE, TENNESSEE 37212	Nashville, Tennessee 37219	16DA640

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, DONALD METZGER AND KAREN METZGER, BOTH UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHRISTINE A. SMITH,* ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *unmarried

This is improved property located at 1909 Cedar Lane, Nashville, Tennessee 37212.

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.

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 13th day of December, 2001.

Davidson County DEEDWARR
Recvd: 12/18/01 14:12 2pgs
Fees:13.00 Taxes:888.00

20011218-0139626

Donald Metzger
DONALD METZGER

Karen Metzger
KAREN METZGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD METZGER AND KAREN METZGER, 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 13th day of December, 2001.

My Commission Expires:

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in the 7th, formerly 10th Civil District of Davidson County, Tennessee, being Part of Lot No. 1 on the Plan of A.B. Montgomery Lands, as of record in Plan Book 1, page 22, Chancery Court for said County, described as follows:

BEGINNING at a point in the southerly margin of Ellenway or Cedar Lane 76 feet East of the southeast intersection of said Lane and an unnamed 50 feet street; thence, easterly along the southerly margin of Cedar Lane 80 feet to the northwest corner of land conveyed to E.M. Hillspaugh and wife, by deed from A.G. Morris and wife, of record in Book 1115, page 75, Register's Office for Davidson County, Tennessee; thence southerly along Hillsbaugh's westerly line 160 feet to the North line of a 15 foot alley; thence, with the margin of same westerly 80 feet to a point 88 1/2 feet East of the northeast intersection of said alley and said 50 foot unnamed street; thence northerly 160 feet to the point of beginning.

Being the same property conveyed to Donald Metzger and wife, Karen Metzger by deed from Matthew R. Burnstein and wife, Julie M. Burnstein, a/k/a/ Julie Murphy Burnstein appearing as Instrument No. 20010508-0047265, said Register's Office. Donald Metzger and Karen Metzger have since been divorced by Final Decree in the second Circuit Court for Davidson County, Tennessee, Docket No. 01D-2554, dated 11/8/01.

This conveyance is made subject to: (1) Easement of record in Book 1079, page 555; and (2) All matters appearing on the Plan of record in Book 1, page 22, said Register's Office.