THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 12/21/01 12:33 2pgs
Fees:13.00 Taxes:702.63

20011221-0141213

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 189,900.00

Affiant

Subscribed and sworn to before me, this 17th day of December, 2001

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

My Commission Expires: 10-16-05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DALE S. STEPNIEWSKI 305 Chapel Avenue Nashville, Tennessee 37206	SUNTRUST BANK 201 4th Avenue, North 7th Floor Nashville, Tennessee 37219	MAP 83-2 PARCEL 160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND NO/100---------- ($ 189,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, GARY W. ASHLEY AND TERRY R. INGLE, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DALE S. STEPNIEWSKI, MARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 on the Map showing Subdivision of Lot No. 12, Block "B" in the Subdivision of the Weakley Place, the Map of Weakley Place of record in Book 161, page 131, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 59.0 feet on the westerly side of Chapel Avenue and runs back with the line between said Lot No. 12 and Lot No. 14 on said plan 213.0 feet and on the north line 200.0 feet to a dead line and measures 59.0 feet on said line, the northerly line of this property beginning 191 1/2 feet southerly from the southerly margin of Weakley Avenue.

BEING the same property conveyed to Gary W. Ashley and Terry R. Ingle, joint tenants with rights of survivorship, by deed from Robert L. Mahoney, Jr. and wife, Mary Catherine Dean, of record as Instrument No. 200003030021175 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 305 Chapel Avenue, Nashville, Tennessee 37206

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, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Weakley Place of record in Book 161, page 131, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 17th day of December, 2001.

GARY W. ASHLEY

TERRY R. INGLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GARY W. ASHLEY AND TERRY R. INGLE, BOTH UNMARRIED, the bargainor s, 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 and official seal this 17th day of December, 2001.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public