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. 18607+**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $498,500.00 Affiant Subscribed and sworn to before me, this 27th day of DECEMBER, 2001. Notary Public My Commission Expires:

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

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. John Keller 3819 Harding Place Nashville, TN 37215	NEW OWNER	MAP 130-7 PAR 139

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, ALEC T. ESTES AND WIFE, KATHLEEN J. ESTES, AS TO A 39.66% UNDIVIDED INTEREST AND SUNTRUST BANK, NASHVILLE, A GEORGIA CORPORATION (FORMERLY SUNTRUST BANK, NASHVILLE, N.A.), TRUSTEE UNDER AGREEMENT H. HILL FOR THE BENEFIT OF FRANCES CALDWELL 1, AS TO A 60.34% UNDIVIDED INTEREST ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN KELLER ("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 3819 Harding Place, Nashville, Tennessee 37215.

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 27th day of DECEMBER, 2001.

ALEC T. ESTES

KATHLEEN J. ESTES

SUNTRUST BANK, NASHVILLE, A GEORGIA CORPORATION (FORMERLY SUNTRUST BANK, NASHVILLE, N.A.), TRUSTEE

BY: WILLIAM L. FUSON, GROUP VICE PRESIDENT

Davidson County DEEDWARR
Recvd: 12/31/01 12:10 3pgs
Fees:18.00 Taxes:1844.45

20011231-0144881

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ALEC T. ESTES AND WIFE, KATHLEEN J. ESTES, 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 27th day of DECEMBER, 2001.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WILLIAM L. FUSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained and who further acknowledged that HE is the GROUP VICE PRESIDENT of SUNTRUST BANK, NASHVILLE, and is authorized to execute this instrument on behalf of SUNTRUST BANK, NASHVILLE.

Witness my hand, at office, this 27th day of DECEMBER, 2001.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 12, on the Map of Carter & Kings Lands, of record in Book 57, page 99, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Harding Place, located on the northeast corner of the tract of land conveyed to Trimble Sharber and wife, Magerie H. Sharber, by deed from Kate T. Sharber of record in Book 2146, page 561 and re-recorded in Book 4174, page 112; thence, in a southerly direction, with a portion of Sharbers easterly line, 334 feet, more ot less, to a point; thence, in an easterly direction 25 feet to a point; thence, in a southerly direction 220.35 feet, more or less, to a point located on the rear line of Lot No. 5 Block "R" on the plan of record in Book 1424, page 25; thence, with a portion of said rear line, in an easterly direction 100.6 feet, more or less, to a point, located on the southwesterly rear corner of the property conveyed to Alan J. Kaufman and wife, Donice Kaufman by deed of record in Book 7445, page 718 said Register's Office; thence, with Kaufman's westerly line, in a northerly dircection 565.88 feet, more or less, to a point located on the said southerly margin of Harding Place; thence, with said margin in a westerly direction 125 feet, to the point of beginning.

Being the same property conveyed to Alec T. Estes and wife, Kathleen J. Estes by deed from Caroline Gray Trabue of record in Book 8743, page 680, and corrected in Book 8811, page 326, said Register's Office. The said Alec T. Estes and wife, Kathleen J. Estes having conveyed a 60.34% undivided interest to SunTrust Bank, Nashville, N.A., Trustee Under Agreement H. Hill for the Benefit of Frances Caldwell 1 by Special Warranty Deed of record in Book 10605, page 688, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Easements of record in Book 6209, page 301; and (2) All matters appearing on the Plan of record in Plat Book 57, page 99, said Register's Office.