WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2001

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Expires Nov. 27, 2004

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya Sue Miller (NAME)	SunTrust Bank, a Georgia (NAME)	119-11-90
2802 Ennis Road (ADDRESS)	201 Fourth Ave N/7th Floor (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert C. Maupin and wife, Peggy Sue Maupin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tonya Sue Miller, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 85 on the Map of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee.

SAID Lot No. 85 fronts 155.6 feet on the southerly side of Ennis Road and runs back between lines, 209.8 feet on the westerly line and 219.2 feet on the easterly line to a dead line in the rear on which it measures 167.9 feet.

Being the same property conveyed to Robert C. Maupin and wife, Peggy Sue Maupin by deed from Timothy Robertson and wife, Elizabeth Robertson of record in Book 4692, page 622, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 1785, page 133 and Book 1850, page 439, said Register's Office.

Subject to an easement of record in Book 4712, page 398, said Register's Office.

Davidson County DEEDWARR
Recvd: 01/02/02 13:21 2pgs
Fees:13.00 Taxes:388.50

20020102-0000361

unimproved ( )
This is improved (X) property, known as 2802 Ennis Road, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28th day of December, 2001

Robert C. Maupin

Peggy Sue Maupin

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 Robert C. Maupin and wife, Peggy Sue Maupin

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 at Goodlettsville, Tennessee, this 28th day of December, 2001.

Commission expires 11/27/04

Notary Public

MIGNON SMELSER NOTARY PUBLIC AT LARGE My Commission Expires Nov. 27, 2004 DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public