RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40506

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/16/02 11:10 2pgs
Fees:13.00 Taxes:658.60

20020116-0006519

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of January, 2002

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Trocchi	SUNTRUST BANK	142-11-21
7164 Birchbark Drive	201 FOURTH AVE. N./7TH FLOOR	
Nashville, TN, 37221	NASHVILLE, TN 37219	

FOR AND IN 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, I/WE,

Stephen Ross Schulman and wife, Marie C. Schulman

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

William J. Trocchi and Amy O. Trocchi

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. 71 on the Plan of Valley West, Section II, as of record in Book 3600, page 86, described as follows:

BEGINNING at a point in the westerly margin of Birch Bark Drive, being common front corners of Lots 71 and 72; thence with common line between said lots, northwesterly 127.66 feet to a concrete monument; thence with the common line between Lots 70 and 71; southwesterly 172.95 feet to a point in the northeasterly margin of Colice Jeanne Road; thence with the margin of said Road, southeasterly 95 feet to a concrete monument in the beginning of a curve; thence around said curve to the left with a radius of 25 feet northeasterly 39.27 feet to a concrete monument in the westerly margin of Birch Bark Drive; thence with the margin of said Drive, northeasterly 135 feet to the point of beginning.

Being the same property conveyed to Stephen Ross Schulman and wife, Marie C. Shulman, by deed from Wesley J. Lynes and wife, Marilyn E. Lynes, of record in Book 5516, page 30, and re-recorded in Book 5532, page 474, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 7164 Birchbark Drive, Nashville, TN 37221

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 my/our hand(s) this 11th day of January, 2002

Stephen Ross Schulman

Marie C. Schulman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

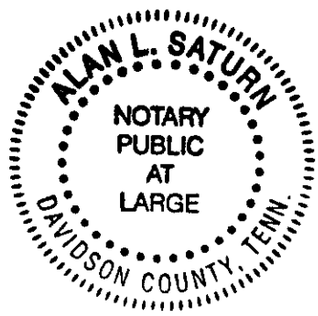
Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Stephen Ross Schulman and wife, Marie C. Ross, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this

Alan L Saturn

Notary Public

My Commission Expires: 9/28/2002



My Commission Expires SEPT. 28, 2002