03

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

Davidson County DEEDWARR
Recvd: 03/06/02 11:43 2pgs
Fees:13.00 Taxes:1498.50
20020306-0028071

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2002.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Stuart J. Sweetser	Bank of America, N.A.	143-2-A-71
617 Harpeth Trace Drive	2059 Northlake Parkway	
Nashville TN 37221	Tucker, GA 30084	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, D. Donald DeBerry and wife, Linda M. DeBerry, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stuart J. Sweetser, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Phase Three, Harpeth Trace Estates, of record in Book 5200, Pages 751-753, Register's Office for said County.

Said Lot No. 71 fronts 34.01 feet on the cul de sac of Harpeth Trace Drive and extends back 157.17 feet on the northwesterly line and 178.58 feet on the southeasterly line to a dead line in the rear, measuring 122.63 feet thereon.

Being the same property conveyed to D. Donald DeBerry and wife, Linda M. DeBerry by deed from Donald F. Campbell and wife, Mary Lynne Campbell of record in Book 9557, Page 108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 617 Harpeth Trace 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of February, 2002.

D. Donald DeBerry

Linda M. DeBerry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, D. Donald DeBerry and Linda M. DeBerry, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 28th day of February, 2002.

Notary Public

My Commission expires 03/14/05