This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 03/21/02 13:38 2pgs
Fees:13.00 Taxes:1128.50
20020321-0034948

ADDRESS NEW OWNER:
Phillip O. Englert
1725 Stokes Lane
Nashville, Tennessee 37215

MORTGAGEE:
Suntrust Bank
201 Fourth Avenue N./7th Floor
Nashville, TN 37219

SEND TAX BILL TO:

~~Mortgagee~~
Suntrust Bank
201 Fourth Avenue N./7th Floor
Nashville, TN 37219

MAP 117-7
GROUP
PARCEL 121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thomas James Sterritt, Jr., Executor of the Last Will & Testament of Frances Kessinger Sterritt, Thomas James Sterritt, Jr., Ronald David Sterritt and Linda Sterritt Rundle** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, does transfer and convey unto **Phillip O. Englert**, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the First Revision of Lots Nos. 145 & 146, Noel's Subdivision of Watkins Grove, of record in Instrument No. 200203110030140, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Thomas J. Sterritt and wife, Frances K. Sterritt by deed of record in Book 6133, page 45, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 1725 Stokes Lane, Nashville, Tennessee 37215.

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, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 15th day of March, 2002.

Thomas James Sterritt, Jr., Executor of the Last Will & Testament of Frances Kessinger Sterritt

Thomas James Sterritt, Jr.

Ronald David Sterritt

Linda Sterritt Rundle, by Thomas James Sterritt, Jr. as attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas James Sterritt, Jr., Executor of the Last Will & Testament of Frances Kessinger Sterritt, Thomas James Sterritt, individually, Ronald David Sterritt, and Linda Sterritt Rundle by Thomas James Sterritt as attorney in fact**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of March, 2002.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $305,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of March, 2002.

NOTARY PUBLIC

My Commission Expires:

CARLA R. DILLARD ★ NOTARY PUBLIC AT LARGE ★ HAMILTON COUNTY, TENN.

MY COMMISSION EXPIRES:
02-08-03