THIS INSTRUMENT PREPARED BY: *ORTALE, KELLEY, HERBERT & CRAWFORD* *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* NOTARY PUBLIC AT LARGE I, Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $410,000.00.* *Affiant* *NOTARY PUBLIC* *My commission expires:*

Name and Address of New Owner:

R. Barry Gearon and Karen G. Gearon
716 Overlook Drive
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/22/02 16:05 2pgs
Fees:13.00 Taxes:1517.00
20020322-0035649

Send Tax Bills To:

SunTrust Mortgage, Inc
P.O. Box 57028
Irvine, California 92619-7028

Street Address of Subject Property:

5036 Franklin Pike
Nashville, Tennessee 37220

Map and Parcel:

Map 146-10 Parcel 59.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA LUNATI STANLEY, MARRIED, "GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **R. BARRY GEARON and wife, KAREN G. GEARON, "GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Ragland Estates, as of record in Book 2663, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barbara Lunati Stanley, married, by deed from Murph T. Cathcart and Gladys E. Cathcart, husband and wife, of record in Book 11138, page 909, Register's Office for Davidson County, Tennessee.

James F. Stanley, husband of Barbara Lunati Stanley, hereby joins in the execution of this instrument in order to convey any and all marital interest he may have in the subject property.

The conveyance of the above described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated between the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 2663, page 104, Register's Office for Davidson County, Tennessee.

3. Restrictive Convenants of record in Book 2859, page 57, said Register's Office.

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 Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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.

WITNESS our hands this 21st day of March, 2002.

BARBARA LUNATI STANLEY

JAMES F. STANLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of March, 2002, before me personally appeared Barbara Lunati Stanley and James F. Stanley, husband and wife, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission Expires:_____

MICHAEL MORGAN NOTARY PUBLIC AT LARGE

NOTARY PUBLIC AT LARGE Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE