THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18711**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $234,000.00. Affiant Subscribed and sworn to before me, this 25th day of MARCH, 2002. Notary Public My Commission Expires: _____ My Commission Expires NOV. 29, 2003

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Todd J. Meredith 2619 Sunset Place Nashville, TN 37212	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	MAP 104-15 PAR 102 FB 24W 9840

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN A. ROTH, JR. AND WIFE, ANDREA M. RITTER ROTH ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TODD J. MEREDITH AND WIFE, KAREN S. MEREDITH ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2619 Sunset Place, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of MARCH, 2002.

JOHN A. ROTH, JR.

ANDREA M. RITTER ROTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN A. ROTH, JR. AND WIFE, ANDREA M. RITTER ROTH, 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, at office, this 25th day of MARCH, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires: _____ My Commission Expires NOV. 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 03/27/02 14:17 2pgs
Fees:13.00 Taxes:885.80

20020327-0037644

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 18 and the easterly 27 feet of Lot No. 17 on the Plan of Sunset Park, as of record in Book 332, page 132, Register's Office, as follows:

Said westerly one half of Lot No. 18 and the easterly 27 feet of Lot No. 17 adjoin and front together 77 feet on the southerly side of Sunset Place, and extend back between parallel lines, 160.5 feet to a line.

Being the same property conveyed to Andrea M. Ritter, unmarried by deed from Frank L. Ritter, unmarried of record in Book 11369, page 239, said Register's Office. Andrea M. Ritter has since conveyed a 1/2 undivided interest with rights of survivorship to John A. Roth, Jr. by quitclaim deed of record in Book 11583, page 977, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 9647, page 961; and (3) All matters appearing on the Plan of record in Plat Book 332, page 132, said Register's Office.