RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 DAY OF MAY, 2002.

NOTARY PUBLIC

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

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18140

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
115 32ND Avenue South Nashville, TN 37212	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	~~28C-A-15.00~~ 104-060-194.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Timothy G. Niarhos and wife, Frances J. Niarhos, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John C. Gore and wife, Joyce M. Gore, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16, on the Plan of Bransford Realty Company's West End Avenue, as of record in Book 332, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Source: 9985 973

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

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Book 332, page 15, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 115 32nd Avenue South, Nashville, TN 37212.

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 GRANTORS do covenant

Davidson County DEEDWARR
Recvd: 05/07/02 15:46 2pgs
Fees:13.00 Taxes:1665.00
20020507-0056388

with the said GRANTEES that they are 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 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 our hands this 3 day of May, 2002.

Timothy G. Niarhos

Frances J. Niarhos

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 3, 2002, before me personally appeared Timothy G. Niarhos and Frances J. Niarhos to me know (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 3 day of May, 2002.

NOTARY PUBLIC