(1)

Box 36

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 $433,115.00.

Robert L. Early

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF MAY, 2002.

NOTARY PUBLIC

My Commission Expires July 31, 2005

Davidson County DEEDWARR
Recvd: 05/13/02 15:50 2pgs
Fees:13.00 Taxes:1602.53
20020513-0058711

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18264

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
1019 Noelton Avenue Nashville, TN 37204	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	118-09-037.00

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, Delilah R. Cohn, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Robert L. Early and wife, Kimberlee Maphis Early, 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 the easterly 90 feet of Lot No. 4 and the westerly 20 feet of Lot No. 5 on the Plan of Leonte Subdivision of Lots 17, 18, and 19 in Noelton Property, as described in Book 5794, page 697, in the Register's Office for Davidson County, Tennessee, and further described according to a survey of John Kohl dated August 31, 1983, as follows:

Beginning on the southerly margin of Noelton Avenue, formerly 5th Street, at a point 423 feet east of the easterly margin of the Granny White Road, said point being 10 feet east of the corner of Lot Nos. 3 and 4; thence southwardly and parallel with the line between said two lots, 200 feet to the northerly line of Lot No. 25; thence eastwardly with said line and with the northerly line of Lot 25; thence eastwardly with said line and with the northerly line of Lot No. 24, 100 feet; thence northwardly 200 feet to the southerly margin of 5th Street, now Noelton Avenue; thence with same westwardly 110 feet to the beginning.

Being the same property conveyed to Gordon A. Moreau and wife, Delilah R. Cohn, by Deed from Henry P. Strzelecki and wife, Patricia Strzelecki, of record in Book 6318, page 20, in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 9713, page 823, in said Register's Office, Gordon A. Moreau conveyed all his right, title and interest in said property to Delilah R. Cohn.

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 Grantee; 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.

This property is also known as improved property located at 1019 Noelton Avenue, Nashville, TN 37204.

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 she 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 GRANTOR does further covenant and bind herself, her 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 10th day of May, 2002.

Delilah R. Cohn

Delilah R. Cohn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 10, 2002, before me personally appeared Delilah R. Cohn 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 10th day of May, 2002.

NOTARY PUBLIC

