Return To:
First Title & Escrow Co., Inc.
File Box 9B
#18903

Davidson County DEEDWARR
Recvd: 05/28/02 11:17 2pgs
Fees:13.00 Taxes:1961.00
20020528-0064230

~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40774**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 530,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
THIS **23rd DAY OF MAY, 2002.**

Notary Public

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

MY COMMISSION EXPIRES:

My Commission Expires NOV. 29, 2003

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
DANIEL D. VINER and **JESSICA G. VINER** **2312 Springdale Drive** **Nashville, TN 37215**	Suntrust Bank 201 4th Avenue North 7th floor Nashville, TN 37219	**117-2-144**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **We, T. RANDALL McCABE and wife, LESLIE K. McCABE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL D. VINER and wife, JESSICA G. VINER**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 1 Block 3, and that portion of Alley No. 1706 abandoned by the Council of the Metropolitan Government of Nashville and Davidson County, on the Plan of A Development of Stokes Tract, as of record in Plat Book 974, page 24, Register's Office for said County, to which plan reference is made for a more complete description, and by Metropolitan County Council Ordinance No. 095-78 in the County Clerk's Office for said County.

Being the same property conveyed to T. Randall McCabe and wife, Leslie K. McCabe by deed from Walton C. Akers, married and Scott Chambers, unmarried, of record Book 11664, page 145, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantees; (2) Easement of record in Book 4058, page 571, and (3) All matters appearing on the Plan of record in Plat Book 974, page 24, said Register's Office.

Unimproved ( )
This is improved (**X**) property, known as **2312 Springdale Drive, 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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 23RD DAY OF MAY, 2002.

T. RANDALL McCABE **LESLIE K. McCABE**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

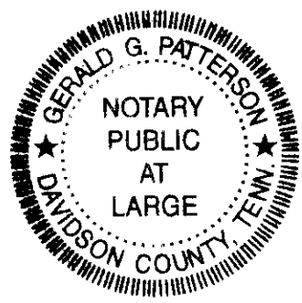
Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named T. RANDALL McCABE and wife, LESLIE K. McCABE, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 23rd day of May, 2002.



NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires
NOV. 29, 2003