Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/31/02 12:18 2pgs
Fees:13.00 Taxes:629.00
20020531-0066102

/BBA
FILE #02-1215

Dav. Co. 14-A
jtc file 15109-1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joe W. Ellis, II, and Sarah B. Ellis, both unmarried, as Joint Tenants with Right of Survivorship** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chase R. Herdman, and wife, Angelia R. Herdman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 10 on the Map of the Subdivision of the Estate of Daniel McIntyre, Sr., deceased, of record in Book 3, Page 30, Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joe W. Ellis, II and Sarah B. Ellis, both unmarried, as Joint Tenants with Right of Survivorship by deed of record in Book 10704, Page 342, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan of record in Book 3, Page 30, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2001 Beechwood Avenue, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of May, 2002

Joe W. Ellis, II

Sarah B. Ellis

State of Tennessee)
County of Davidson)

On this 30th day of May, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joe W. Ellis, II and Sarah B. Ellis, the bargainor(s), to me known (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 the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. WILLIAMSON

My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 170,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of May, 2002.

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

NEW OWNER:
Chase R. Herdman
2001 Beechwood Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
SunTrust Mortgage, Inc.
P. O. Box 79041
Baltimore, MD 21279-0041

TAX MAP-PARCEL #:
104-16-231