THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Rd., #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 19030	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $171,500.00 Affiant Subscribed and sworn to before me, this 30th day of May, 2002. Notary Public My Commission Expires:

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

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS. DANIEL STREULI	BANK OF AMERICA	MAP 118-6
2935 Vaulx Lane	P.O. Box 305140	PARCEL 29
Nashville, Tennessee 37204	Louisville, Kentucky 40323	FB# DA11255

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, DOROTHY FLEMING, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DANIEL STREULI AND WIFE, MARTHA P. STREULI, ("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 2935 Vaulx Lane, Nashville, Tennessee 37204.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2002.

Dorothy Fleming
DOROTHY FLEMING

Davidson County DEEDWARR
Recvd: 06/03/02 14:01 2pgs
Fees:13.00 Taxes:634.55
20020603-0066797

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY FLEMING, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2002.

My Commission Expires:

Notary Public

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

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Units No. 1 and 2 of Lot No. 74-B and Unit No. 3 of Lot No 75-B on the Plan of Battlefield Estates, Section No. 1, as of record in Book 843, pages 96 and 97, Register's Office for said County.

Being the same property conveyed to Dorothy Fleming by quitclaim deed from Carmella E. Russo appearing as Instrument No. 20020115-0006251 and by quitclaim deed from Karen A. Ray appearing as Instrument No. 20020115-0006252.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 843, pages 96 and 97, said Register's Office.