THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $244,000.00. Affiant Subscribed and sworn to before me, this 31st day of MAY, 2002. Notary Public My Commission Expires: My Commission Expires JAN. 25, 2003

First Title & Escrow Co., Inc.
FTEC File No. 18901

Davidson County DEEDWARR
Recvd: 06/05/02 10:34 2pgs
Fees:13.00 Taxes:902.80

20020605-0068036

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Carolyn M. Dever Ms. Kathryn L. Schwarz 1503 Paris Avenue Nashville, TN 37212	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	MAP 117-04 PAR 277.00 FB 24W 13275

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, NILS OLOF PELLMYR AND WIFE, ELISE J. AUGENSTEIN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CAROLYN M. DEVER, UNMARRIED AND KATHRYN L. SCHWARZ, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("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 1503 Paris Avenue, Nashville, Tennessee 37212.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of MAY, 2002.

Nils Olof Pellmyr by ML Atty in Fact — Elise J Augenstein by ML Atty in Fact

NILS OLOF PELLMYR, BY: MARK DEUTSCHMANN, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

ELISE J. AUGENSTEIN, BY: MARK DEUTSCHMANN, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK DEUTSCHMANN, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said NILS OLOF PELLMYR AND ELISE J. AUGENSTEIN and is authorized by the said NILS OLOF PELLMYR AND ELISE J. AUGENSTEIN to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 31st day of MAY, 2002.

My commission expires:
11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Victoria Place, as of record in Plat Book 332, page 10, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Nils Olof Pellmyr and wife, Elise J. Augenstein by deed from Virginia S. Miller, unmarried of record in Book 9533, page 738, said Register's Office.

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 332, page 10, said Register's Office.