RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/02 10:43 2pgs
Fees:13.00 Taxes:1724.20

20020605-0068049

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $466,000.00.

William J. Stockard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF MAY, 2002.

NOTARY PUBLIC

My Commission Expires: 3/26/05

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18322

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
2516 Fairfax Avenue Nashville, TN 37212	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	104-11-080

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, William J. Stockard and wife, Mary Abram Stockard, hereinafter called **"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto Kendal Broadie and wife, Emma Rushton, 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 Lot No. 6 on the unrecorded plan of the Subdivision of the L. A. Bauman Property, described according to a copy of a survey thereof made December 1928, by W. B. Southgate, Surveyor, as follows:

Beginning at a point in the northerly margin of Jones Avenue 604 feet, more or less east of the northeast intersection of said avenue and 28th Avenue, South, the common corner of Lots Nos. 5 and 6 on said plan; thence with the northerly margin of said Avenue, eastwardly 100 feet to a point; the common corner of Lots Nos. 6 and 7 on said plan; thence with the line of said lots, northwardly 166 feet, more or less, to the southerly margin of a 15 foot alley; thence with the margin of said alley, westwardly 100 feet to the common corner of Lots Nos. 5 and 6, said point being 596.5 feet, more or less, east of the southeast intersection of 28th Avenue, South and said alley; thence with the line between said lots, southwardly 167 feet, more or less, to the point of beginning.

Being the same property conveyed to William J. Stockard and wife, Mary Abram Stockard, by Quitclaim Deed from Mary Abram Stockard, being one and the same person as Mary L. Combs Abram, of record in Book 9972, page 188, Register's Office for Davidson County, Tennessee.

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 2516 Fairfax 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 GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 31st day of May, 2002.

William J. Stockard

William J. Stockard

Mary Abram Stockard

Mary Abram Stockard

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 31, 2002, before me personally appeared William J. Stockard and Mary Abram Stockard 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 they executed the same as his/her free act and deed.

Witness my hand and official seal this 31st day of May, 2002.

Barbara Curry

NOTARY PUBLIC

DAVIDSON COUNTY NOTARY PUBLIC LARGE TENN.

My Commission Expires: 3/26/05