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. 18947	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $291,500.00 Affiant Subscribed and sworn to before me, this 31st day of May, 2002. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner(s): FRANKE P. ELLIOTT 2708 Westwood Avenue Nashville, TN 37212	Send Tax Bills to CAPITAL BANK & TRUST COMPANY 1820 West End Avenue Nashville, Tennessee 37203	Tax Identification MAP 104 PARCEL 297 FB# 2419710

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, HENRY A. SAUER, III AND WIFE, MARY KESSLER SAUER, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to FRANKE P. ELLIOTT AND WIFE, RACHEL L. ELLIOTT, ("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 2708 Westwood 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.

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 31st day of May, 2002.

Henry A. Sauer III
HENRY A. SAUER, III

Mary Kessler Sauer
MARY KESSLER SAUER

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~DAVIDSON~~ Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY A. SAUER, III AND MARY KESSLER SAUER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2002.

My Commission Expires: 12/07/2005

Notary Public

NANDINI PATEL
Notary Public
State of Texas
My Commission Expires
December 7, 2005

5/30/02

Davidson County DEEDWARR
Recvd: 06/05/02 11:56 2pgs
Fees:13.00 Taxes:1078.55

20020605-0068166

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 50 feet of the southerly one-half of Lot No. 34 on the Plan of Belair, of record in Book 332, page 6, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said portion of Lot No. 34 fronts 50 feet on the northerly margin of Westwood Avenue and extends back between parallel lines a distance of 192 feet to a dead line in the rear.

Being the same property conveyed to Henry Sauer, III and wife, Mary Kessler Sauer by deed from Robert Walter Knestrick and wife, Adrienne P. Knestrick of record in Book 10876, page 985, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 8762, page 242; and (3) All matters appearing on the Plan of record in Plat Book 332, page 6, said Register's Office.