RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF JUNE,2002

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 06/18/02 15:42 2pgs
Fees:13.00 Taxes:691.90

20020618-0073888

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18388

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Leona Schauble 404 Ridge Street Madison WI 53705	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine CA 92619-7028	103-4-201

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, Cheryl Ellen Brown and her husband James Hooks, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Leona Schauble hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 5 and the westerly 10 feet of Lot No. 4, of Block 18, Sylvan Park plan, which is of record in Book 332, page 104, Register's Office for Davidson County, Tennessee. Said Lot No. 5 and the westerly 10 feet to Lot No. 4 front together 60 feet on the southside of Nebraska Avenue, formerly Eighth Avenue, and extends back between parallel lines 160 feet to an alley.

Being the same property conveyed to Cheryl Ellen Brown by Quitclaim Deeds from William G. Valentine of record in Book 8763, page 210; from Welford Johnson of record in Book 8763, page 212 and by Deed from John Clay Johnson, Lola Hill, Irene Gleason, Marguerite Grimes and Katherine Hidgon of record in Book 8763, page 239, Register's Office for Davidson County, Tennessee.

James Hooks, husband of Cheryl Ellen Brown, hereby joins in the execution of this instrument in order to convey any and all marital interest he may have in the subject property.

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 Grantees; 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; and
3. The Plan of record in Book 332, page 104, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, Certain Notes, Easements and Setback lines.

This property is also known as improved property located at 4607 Nebraska Avenue, Nashville TN 37209.

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, has 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 17 day of June , 2002.

Cheryl Ellen Brown

James Hooks

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 17, 2002, before me personally appeared Cheryl Ellen Brown and James Hooks 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 that they executed the same as their free act and deed.

Witness my hand and official seal this 17 day of June, 2002.

NOTARY PUBLIC