RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00

Richard Lehrer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 DAY OF JUNE, 2002.

J. Michael Morgan
NOTARY PUBLIC

NOTARY PUBLIC
AT LA
J. Micha
My Comm
July 3
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 06/28/02 10:53 2pgs
Fees:13.00 Taxes:1406.00

20020628-0078182

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #18451

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard Lehrer Deborah Lucas Lehrer 1908 Elliott Avenue Nashville, TN 37204	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	105-9-434

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, Peter M. Reuther and wife, Rosann W. Reuther, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Richard Lehrer and wife, Deborah Lucas Lehrer, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northerly part of Lot No. 56 in the Weaverly Land Company's Plan of Lots, called "Waverly Place", as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Elliott, formerly Kirkman Avenue, at the corner of Lots Nos. 47 and 56; thence easterly, with the line between said two lots, 249.6 feet to the westerly margin of an alley; thence with said alley, southerly 90.2 feet to R.L. Johnson's northerly line, westerly 249.6 feet, more or less, to the easterly margin of Elliott Avenue; thence with the easterly margin of said Avenue, northerly 100 feet, more or less, to the beginning.

Being the same property conveyed to Peter M. Reuther and wife, Rosann W. Reuther, by Deed from Bobby David, single, of record in Book 7043, page 938, 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 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

This property is also known as improved property located at 1908 Elliott Avenue, Nashville, TN 37204.

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 27 day of June, 2002.

Peter M. Reuther
Peter M. Reuther

Rosann W. Reuther
Rosann W. Reuther

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 27, 2002, before me personally appeared Peter M. Reuther and Rosann W. Reuther 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 (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 27 day of June, 2002.

J. Michael Morgan
NOTARY PUBLIC

J. MICHAEL MORGAN
NOTARY PUBLIC
AT LARGE
STATE OF TENNESSEE
DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE