RECORD & RETURN TO:
BOX 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/02 15:29 2pgs
Fees:13.00 Taxes:666.00

20020717-0086346

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF JULY 2002.

NOTARY PUBLIC

My Commission Expires: 3/23/06

THIS INSTRUMENT WAS PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File# 18514

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
529 Hickory Trail Drive Nashville, TN 37209	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	101-157

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, Harlan C. Thomas and wife, Kimberly A. Thomas, hereinafter called **"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto Richard Allan Hall, unmarried and Jason Saetviet, unmarried, 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. 26, on the Plan of Section II, Hickory Trail Farms, as of record in Book 4460, page 194, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Harlan C. Thomas and wife, Kimberly A. Thomas, by Deed from Robert F. Gadams and wife, Lorelei M. Gadams, of record in Book 10908, page 365, 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. All matters shown on plan of record in Plat Book 4460, page 194, Register's Office for Davidson County, Tennessee; and
3. Appurtenant Easement as granted in the instrument of record in Book 9609, page 226, Register's Office for Davidson County, Tennessee; and
4. 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: 529 Hickory Trail Drive
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, 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 16th day of July 2002.

Harlan C. Thomas

Kimberly A. Thomas

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 16th, 2002, before me personally appeared Harlan C. Thomas and Kimberly A. Thomas 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 their free act and deed.

Witness my hand and official seal this 16th day of July 2002.

NOTARY PUBLIC

My Commission Expires: 3/23/06

