Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/03/02 11:28 2pgs
Fees:13.00 Taxes:1776.00

20020903-0105856

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin S. Folds (NAME)	SunTrust Bank (NAME)	MAP 104-16
2214 Belmont Blvd. (ADDRESS)	P.O. Box 305110/7th Floor (ADDRESS)	PARCEL 357
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael Jeansonne and wife, Melanie Jeansonne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin S. Folds

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly 33 feet front of Lot No. 124 and the southerly 17 feet front of Lot No. 125 on the Belmont Land Company's Plan of Lots called "Belmont Heights" as of record in Book 421, page 34, Register's Office for said County.

Beginning on the easterly margin of Belmont Boulevard 50 feet north of the southwest corner of Lot 124; thence eastwardly parallel with and 50 feet north of the southerly line of said lot, 186 feet, more or less, to the westerly margin of an alley; thence with said alley, northwardly 50 feet to a point 10 feet north of the southeast corner of said Lot No. 125; thence westwardly 186 feet, more or less to the easterly margin of Belmont Boulevard at a point 17 feet north of the southwest corner of said Lot No. 125; thence with the easterly margin of said Boulevard, southwardly 50 feet to the beginning.

Being the same property conveyed to Michael Jeansonne and wife, Melanie Jeansonne by deed from Troy L. Beavers of record in Book 11322, page 444, Register's Office for Davidson County Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown onthe plan of record in Book 421, page 34, said Register's Office.

Taxes for the year 2002 are prorated and assumed by the Grantee herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 2214 Belmont Blvd., Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 hand s this 19th day of August, 2002

Michael Jeansonne

Melanie Jeansonne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Jeansonne and wife, Melanie Jeansonne

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 2002.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public