This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Mark A. Ferrelli
809 Bay Cove Court
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Bank
201 Fourth Avenue North, Post Office Box 305110
Nashville, TN 37230-5110

MAP	141-11
GROUP	A
PARCEL	60

Davidson County DEEDWARR
Recvd: 09/13/02 16:06 2pgs
Fees:13.00 Taxes:660.45
20020913-0111958

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Donna L. Blair, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Mark A. Ferrelli**, hereinafter called the "GRANTEE", his 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 Lot No. 160 of Rolling River Estates, Phase 4 Subdivision, of record in Plat Book 5200, page 184 & 185, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot. Said Lot No. 160 fronts 32.52 feet on the easterly side of Bay Cove Court and extends back 175.2 feet on the northerly line and 232.61 feet on the southerly line to a rear line measuring 199.98 feet thereon.

Being the same property conveyed to Michael Wayne Blair and wife, Donna L. Blair by deed from Matthew P. Ashwood and wife, Gail B. Ashwood of record in Book 6786, page 210, Register's Office for Davidson County, Tennessee; and further being conveyed to Donna L. Blair, by Final Decree of Divorce, Docket No. 89D-392, in the Fourth Circuit Court for Davidson County, Tennessee, of record in Instrument No. 20020913-0111957, being recorded simultaneously herewith.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 809 Bay Cove Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is 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, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 my hand this the 30th day of August, 2002.

Donna L. Blair

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Donna L. Blair, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of August, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $178,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of August, 2002.

NOTARY PUBLIC

My Commission Expires:

JOSEPH V. FERRELL
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004