THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 46,000.00

Jaan Sturgis
Affiant

Subscribed and sworn to before me, this 9th day of December, 2002

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

My Commission Expires: 10-17-05

Davidson County DEEDWARR
Recvd: 12/10/02 12:53 2pgs
Fees:13.00 Taxes:170.20

20021210-0152170

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAAN STURGIS 1511 Gartland Avenue Nashville, Tennessee 37206	SAME	MAP 83-09 PARCEL 313

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY SIX THOUSAND AND NO/100---------- ---------- ($ 46,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JANET K. MUSE, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JAAN STURGIS, UNMARRIED

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:

BEING Lot No. 108 on the Plan of the Subdivision of the A.V.S. Lindsley 29 acre tract as of record in Plat Book 57, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 108 fronts 50.0 feet on the northerly side of Gartland Avenue and extends back between parallel lines 150.0 feet to an an alley.

BEING the same property conveyed to Janet K. Muse, Albert E. Berry and Rebecca M. Berry, as joint tenants with rights of survivorship, by Quitclaim Deed from John T. Blankenship, Trustee, of record in Book 5611, page 436, Register's Office for Davidson County, Tennessee; the said Albert E. Berry having since conveyed his interest in subject property to Rebecca M. Berry by Quitclaim Deed of record in Book 5855, page 574, said Register's Office; the said Rebecca M. Berry having since died.

This is improved property known as 1511 Gartland Avenue, Nashville, Tennessee 37206

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.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of S/D of the A.V.S. Lindsley 29 acre tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ herself___, _her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __9th___ day of __December___, _2002__.

Janet K. Muse

JANET K. MUSE

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 JANET K. MUSE, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____she_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this __9th__day of __December, 2002_____.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public