Davidson County DEEDWARR
Recvd: 12/11/02 13:30 2pgs
Fees:13.00 Taxes:540.20
20021211-0152897

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 19735

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: ~~$146,000.00~~.

Affiant

Subscribed and sworn to before me, this 6th day of DECEMBER, 2002.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Dec. 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Frank S. Detillio 2832 Westwood Avenue Nashville, TN 37212	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	MAP 104-14-A PAR 4.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAN O. HESTER, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to FRANK S. DETILLIO, MARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2832 Westwood Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of DECEMBER, 2002.

DAN O. HESTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAN O. HESTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of DECEMBER, 2002.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2832, together with the appurtenant interest in the common elements of Westbrooke Condominium, a horizontal property regime established by Master Deed, of record in Book 7341, page 459, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Dan O. Hester by deed from Steve H. Deasy, unmarried of record in Book 9711, page 136, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 7341, page 459; (2) Charter of record in Book 7348, page 191; and (3) Easements of record in Book 1449, page 47 and Book 4758, page 442, said Register's Office.