BOX 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/18/02 08:52 2pgs
Fees:13.00 Taxes:777.00

20021218-0155912

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Christine E. Royer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF December, 2002

Laura A. Beasley
Notary Public

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

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
Christine E. Royer (NAME)	First Tennessee Bank, N.A. (NAME)	MAP 118-9
1002 Sutton Hill Road (ADDRESS)	325 Oil Well Road (ADDRESS)	PARCEL 141
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Jackson, TN 38305 (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, Steven D. Van Nort and wife, Carolyn G. Van Nort

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christine E. Royer

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 part of Lots 6 & 7 of Black "F" on the Map of Battlefield Estates, Section No. 2, recorded in Book 843, page 108, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Sutton Hill Road, 110 feet West of the northwest intersection of said Road and Craig Avenue, being the southwest corner of Lot 7 conveyed to Edith L. E. Cox by deed from C. E. Kelley of record in Book 1077, page 521, said Register's Office; thence along Cox's westerly line, crossing the common line of Lot 6 and 7, at 66.63 feet, in all along said line 169.83 feet to a point in the line between Lot Nos. 5 and 6; thence with the line between said lots westerly 22.8 feet to an iron pin, the common corner of Lot Nos. 4, 5, 6 and 7; thence southwesterly across Lot No. 7, 87.5 feet to a point in the common line of Lot Nos. 3 and 7, which is 33 feet South of the common westerly corner of Lot Nos. 4 and 7; thence with the line between Lot Nos. 3 and 7, southerly 116.5 feet to a point in the north margin of Sutton Hill Road, the common southerly corner of Lot Nos. 3 and 7; thence with the said margin of said road, easterly 70 feet to the beginning.

Being the same property conveyed to Steven D. Van Nort and wife, Carolyn G. Van Nort by deed from Janet L. Pulsford and husband, William Bruce of record in Book 11475, page 522, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 843, page 108, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 1002 Sutton Hill Road, Nashville, TN 37204
(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 16th day of December, 2002

Steven D. Van Nort By Diek Van Nort by Power of Attorney BY ATTORNEY IN FACT

Carolyn G. Van Nort By Diek Van Nort by Power of Attorney BY ATTORNEY IN FACT

of record in Instrument No. , Register's Office
For Davidson County, TN

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On December 16, 2002, before me personally appeared Diek Van Nort to me known to be the person who executed the foregoing instrument in behalf of Steven D. Van Nort and Carolyn G. Van Nort and acknowledged that he executed same as the free act and deed of said above named for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2002.

My Commission Expires:

11/26/05

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Lauri A. Beasley
Notary Public