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Realty Title 48A

Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $129,900.00.

Shelley D. Suter
Affiant

Subscribed and sworn to before me this 7th day of February, 2003.

Carol R Lewis
Notary Public
My commission expires: 11/30/04

RTEC No. 80575

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Shelley D. Suter	Cendant Mortgage Corporation	148-01-0-047
3723 Turley Drive	3000 Leadenhall Road	
Nashville TN 37211	Mt. Laurel, NJ 08054	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mutual Contractors, L.L.C.,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Shelley D. Suter and Diane A. Ingraham, both unmarried, as tenants in common with right of survivorship**, hereinafter called the Grantees, their successors 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. 154 on the Plan of Hillbrook, Section III, of record in Book 3300, Page 84, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mutual Contractors, L.L.C., by deed from Peter J. Bernhart and wife, Kathryn H. Bernhart, of record in Instrument No. 20020520-0061166, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3723 Turley Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor 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. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 02/12/03 09:16 2pgs
Fees:13.00 Taxes:480.63
20030212-0019170

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 my hand this 7th day of February, 2003.

Mutual Contractors, L.L.C.

By: _____
Janet K. Shands, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Janet K. Shands**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Member of Mutual Contractors, L.L.C., the within named bargainor, and that she is authorized by Mutual Contractors, L.L.C. to execute this instrument on its behalf.

Witness my hand in Franklin, TN, this 7th day of February, 2003.

_____
Notary Public

My Commission expires 11/30/04

PUBLIC
AT
LARGE
SON CO.
MY COMMISSION