WARRANTY DEED

ANDREW JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 22, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Paula Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

,,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christa Suppan (NAME)	~~Michael T. Means~~ Bayrock Mortgage (NAME)	104-8 parcel 394.00
1712 Villa Place (ADDRESS)	11380 South Bridge Parkway (ADDRESS)	
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Alpharetta, GA 30022 (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, Michael T. Means, **A MARRIED PERSON** *

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christa Suppan

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:

Property located at: 1712 Villa Place, Davidson County, Nashville, TN 37212.
AND:

Being Lot No. 61 on the Plan of O.B. Hayes Large Lots, Called Rokeby, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Villa Place, 50 feet northerly from the line between Lots 61 and 65, being the northwest corner of the Blitch Lot, thence with the easterly margin of said place northwardly 50 feet thence eastwardly parallel with the south line of said lot 159.39 feet more or less to a point halfway between said place and 15th Avenue South, thence southwardly parallel with Villa Place 50 feet to the north line of said Blitch lot; thence with said line westwardly 159.39 feet more or less to the beginning.

Being the same property conveyed to Michael T. Means by deed dated 01-18-02, from Johnny Haynes, Jr., filed for record on 01-31-02, in Instrument No. 200201310013746, Register's Office for Davidson County, Tennessee. Also being the same property conveyed Emma Jean Irving and James A. Haynesby Deed in Book 11276, page 961 dated 12/29/98

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

SUBJECT TO ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 21, PAGE 87, SAID REGISTER'S OFFICE, INCLUDING ANY RESTRICTIONS ANCILLARY THERETO.

*** AS HIS SOLE AND SEPERATE PROPERTY**

unimproved ( )
This is improved ( ) property, known as 1712 Villa Place, Nashville, Tennessee 37212
(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 my hand this 26 day of March 2003

Michael T. Means

Davidson County DEEDWARR
Recvd: 04/07/03 09:57 2pgs
Fees:13.00 Taxes:666.00

20030407-0045392

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 Michael T. Means

the bargainor, 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 and official seal at Goodlettsville, Tennessee, this 26th day of March, 2003.

Commission expires _____

Notary Public

ANDREW JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires NOV. 22, 2005

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