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 $ 305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 125 Glancy St., Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christa L. Suppan (NAME)	Bayrock Mortgage Corp. (NAME)	MAP 105-14
853 Bradford Ave. (ADDRESS)	11380 South Bridge Parkway (ADDRESS)	PARCEL 171
Nashville, Tennessee 37204 (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, Steven J. Donnelly, unmarried

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

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: 853 Bradford Ave, DAVIDSON COUNTY, Nashville, TN 37204
AND:

Being Lot NO. 4 on the Map of Joseph Knowls Subdivision, of Block "D" of the C.D. Elliott Plan of Lots of record in Book 332, page 48, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven J. Donnelly by deed dated 1/28/03, from Curtiswood LLC, filed for record on 1/28/03, in Instrument NO. 200301280011811, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Curtiswood LLC by Deed dated 05-03-02 from Randall Jackson and Margaret Wilson filed for record on 05-10-02 in Instrument No. 200205100057949, Regsiter's Office for Davidson County.

Being the same property conveyed to Edward Hogan and wife, Carrie Hogan, by deed dated 07-22-69, of record in Book 4352, page 859, Register's Office for Davidson County, Tennessee. The said Edward Hogan predeceased Carrie Hogan. Carrie Hogan died testate leaving Randall Jackson and Margaret Wilson as beneficiaries of her estate. Reference Docket No. 01P1679, Davidson County Probate Court.

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.

unimproved ( )
This is improved (X) property, known as 853 Bradford Ave., Nashville, Tennessee 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 my hand this 28th day of March, 2003

Steven J. Donnelly, unmarried

Davidson County DEEDWARR
Recvd: 04/11/03 08:54 2pgs
Fees:13.00 Taxes:1128.50

20030411-0048251

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 Steven [illegible] Donnell, unmarried

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 [illegible]. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of March, 2003.

Commission expires _____

Notary Public

ANDREW JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 22, 2006

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