PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(SK) Title No: 44401
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/14/03 16:12 2pgs
Fees:13.00 Taxes:1572.50
20030414-0049603

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Vasiya Ansari 617 Harpeth Trace Drive Nashville, Tennessee 37221	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 143-02-A-071

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stuart J. Sweetser , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vasiya Ansari** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No.71 on the Plan of Phase Three, Harpeth Trace Estates, of record in Book 5200, pages 751-753, Register's Office for said County.

SAID Lot No. 71 fronts 34.01 feet on the cul de sac of Harpeth Trace Drive and extends back 157.17 feet on the northwesterly line and 178.58 feet on the southeasterly line to a dead line in the rear, measuring 122.63 feet thereon.

BEING the same property conveyed to Stuart J. Sweetser by deed from D. Donald DeBerry and wife, Linda M. DeBerry of record in Document No. 20020306-0028071

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 751-753, said Register's Office, which Plan shows a 20 foot minimum building setback line from Harpeth Trace Drive together with a designated building site, and 20 foot easement for public utility and drainage purposes along the rear line; The Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 5380, page 357; Book 6274, page 148, Book 5178, page 138, Book 5120, page 918, corrected in Book 5182, page 767, Book 5182, page 769, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 617 Harpeth Trace Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

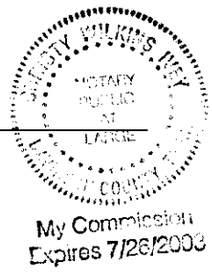
WITNESS THE EXECUTION HEREOF this 11th day of April, 2003.

Stuart J. Sweetser

State of TENNESSEE
County of DAVIDSON

On this 11th day of April, 2003 , before me the undersigned authority, personally appeared Stuart J. Sweetser , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____



Notary

State of TENNESSEE
County of DAVIDSON

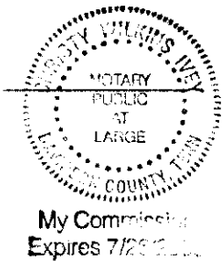
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Sworn and subscribed before me this the 11th day of April, 2003

My Commission Expires: _____



Notary Public