PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(SK) Title No: 44580
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/03/03 15:25 2pgs
Fees:13.00 Taxes:623.45

20030603-0075572

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ashley G. Aston Brian Weiner 303 33rd Avenue South Nashville, Tennessee 37212	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 104-06-N-303

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$168,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Todd Sullivan Driver**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ashley G. Aston and Brian Weiner**, as joint tenants with rights of survivorship, 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:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.303 of Rose Hall, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900 page 379 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Todd Sullivan Drive by deed from William W. Inman, unmarried of record in Book 11337, page 777, Register's Office for Davidson County, Tennessee.

Lee W. Driver spouse of Todd Sullivan Driver joins in this conveyance for the purpose of conveying any and all martial interest

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 379, said Register's Office to which plan reference is hereby made for a more complete description thereof: The provisions of the condominium Master Deed of record in Book 7307, page 760, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 303 33rd Avenue South, Nashville, Tennessee 37212

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 30th day of May, 2003.

Todd Sullivan Driver

Lee W. Driver

State of TENNESSEE
County of DAVIDSON

On this 30th day of May, 2003 , before me the undersigned authority, personally appeared Todd Sullivan Driver and Lee W. Driver 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 $168,500.00

Affiant

Sworn and subscribed before me this the 30th day of May, 2003

My Commission Expires: _____

Notary Public