THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

Return to:
File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 20630

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $165,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of MAY, 2003.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Jonathan E. Buzzell Ms. Joni M. Janovec 7025 Bay Cove Trail Nashville, TN 37221	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	MAP 141-11-0-A PAR 70.00 CO FB 09D 68725

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KING LAMONS AND WIFE, MARGARET D. LAMONS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JONATHAN E. BUZZELL AND JONI M. JANOVEC a.k.a. JONI M. BUZZELL, husband and wife, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7025 Bay Cove Trail, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of MAY, 2003.

KING LAMONS

MARGARET D. LAMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KING LAMONS AND WIFE, MARGARET D. LAMONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of MAY, 2003.

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 06/04/03 10:54 2pgs
Fees:13.00 Taxes:610.50

20030604-0076338

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Rolling River Estates, Phase IV, a Planned Unit Development, as of record in Plat Book 5200, pages 184 and 185, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to King Lamons and wife, Margaret D. Lamons by deed from Vincenzo Rebuzzi and wife, Angelina Rebuzzi of record in Book 10072, page 524, said Register's Office.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4892, page 689, amended in Book 5463, page 238; (3) Easements of record in Book 10766, page 44; (4) By-Laws of record in Book 5463, page 238; and (5) All matters appearing on the Plan of record in Plat Book 5200, pages 184 and 185, said Register's Office.