THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20612**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $549,000.00. Elisabeth Dykens Affiant Subscribed and sworn to before me, this 16th day of JUNE, 2003. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Elisabeth Dykens & Robert M. Hodapp 3724 Princeton Avenue Nashville, TN 37205	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	MAP 104-05 PAR 156 FB 26W 00635

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, STEVEN EDWARD KRESS AND WIFE, ROBERTA SANDERS KRESS ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ELISABETH DYKENS AND HUSBAND, ROBERT M. HODAPP ("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 3724 Princeton Avenue, Nashville, Tennessee 37205.

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 16th day of JUNE, 2003.

STEVEN EDWARD KRESS

ROBERTA SANDERS KRESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STEVEN EDWARD KRESS AND WIFE, ROBERTA SANDERS KRESS, 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 16th day of JUNE, 2003.

My Commission Expires: _____ Notary Public

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 06/20/03 12:01 2pgs
Fees:13.00 Taxes:2031.30

20030620-0085624

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 386 on the Plan of Richland Realty Company's Division "C", as of record in Plat Book 421, page 31, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Steven Edward Kress and Roberta Sanders Johnson, both unmarried by deed from Thomas M. Gilbert, unmarried of record in Book 8957, page 920, said Register's Office. The said grantees having since married, and a tenancy by the entirety was created in Steven Edward Kress and wife, Roberta Sanders Kresss, of record in Book 9263, page 609, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 421, page 31, said Register's Office.