Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $189,900.00

Jennifer McDowell
Affiant

Davidson County DEEDWARR
Recvd: 07/03/03 15:04 2pgs
Fees:13.00 Taxes:702.63

20030703-0092691

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

Deborah Dare Johnson
Notary Public
My commission expires: 5/29/05

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David Noelle	SunTrust Mortgage, Inc.	129-15-0-047.00
902 Percy Warner Blvd.	901 Semmes Avenue	
Nashville TN 37205	Richmond, VA 23224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Larkin Grisanti and wife, Kimberly Grisanti, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Noelle and spouse, Jeanne Milostan, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Warner Park Valley, Section I, of record in Book 3600, Pages 12, 13 & 14, and amended in Book 3673, Page 610, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Larkin Grisanti and wife, Kimberly Grisanti by deed from Clyde E. Deal and wife, Melissa Deal, of record in Instrument No. 20010419-0038956, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to: Taxes for 2003 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3600, Pages 12, 13, & 14, amended in Book 3673, Page 610, said Register's Office, which Plan shows a 30 foot minimum building setback line from Percy Warner Boulevard, and 10 foot easement for public utility and drainage purposes along the rear lines of said lot and a 15 foot easement for public utility and drainage purposes along the westerly line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 3466, Page 89, Book 3534, Page 128, Book 3577, Page 511, Book 3702, Page 465, and Book 3770, Page 81, said Register's Office, which sets forth assessments, liens and other matters to which Declaration reference is hereby made for more particulars.
>
> This property is improved property known as 902 Percy Warner Blvd., Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of June, 2003.

Larkin Grisanti

Kimberly Grisanti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larkin Grisanti and Kimberly Grisanti, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 25th day of June, 2003.

Notary Public

My Commission expires 03/14/05