This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/10/03 14:45 3pgs
Fees:18.00 Taxes:917.60
20030710-0095841

ADDRESS NEW OWNER:
Chance Formby
288 Wheaton Court
Nashville, TN 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Pinnacle National Bank
211 Commerce Street, Suite 300
Nashville, TN 37201

MAP	**117**
GROUP	**7**
PARCEL	**119**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thomas James Sterritt, Jr., Successor Trustee, of an irrevocable trust established by T. J. Sterritt (now deceased) and Frances K. Sterritt (now deceased) by Trust Agreement dated August 20, 1981, who is joined herein by Thomas James Sterritt, Jr., individually, Ronald David Sterritt, individually, and Linda S. Rundle, individually, the beneficiaries of said trust,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Chance Formby and wife, Rhonda M. Formby**, hereinafter called the "GRANTEES", their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land in the 7th, formerly in the 11th Civil District of Davidson County, Tennessee, more particularly described as follows:

Being the North one-half of Lot No. 144 on the Map of the North Part of Noel's Subdivision of Watkins Grove, of record in Book 547, Page 156, Register's Office for said County. Said part of said lot fronts 100 feet on the easterly side of Hopkins Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to William C. Langford, Trustee, by a Warranty Deed dated February 12, 1982, of record in Book 5878, Page 902, Register's Office for Davidson County, Tennessee; and further being the same property title to which was vested in Thomas James Sterritt, Jr., Successor Trustee, by virtue of an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division on file in the Probate Section of the Circuit County Clerk's Office for Davidson County, Tennessee, a certified copy of which Order is of record in Instrument No. 20030703-0092414 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years and to the Plan of record in Plat Book 547, Page 156, said Register's Office.

This is improved property known as 3412 Hopkins Street, Nashville, Tennessee 37215.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized 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; and, "GRANTORS", do further covenant and bind themselves, their

heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 7th day of July, 2003.

Thomas James Sterritt, Jr., Successor Trustee

Thomas James Sterritt, Jr., individually

Linda Sterritt Rundle, individually, by Thomas James Sterritt, Jr. as Attorney-in-fact

Ronald David Sterritt, individually

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas James Sterritt, Jr., Successor Trustee** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas James Sterritt, Jr** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas James Sterritt, Jr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Attorney-in-Fact for **Linda Sterritt Rundle**, the bargainor, and that as said Attorney-in-Fact he executed the within Warranty Deed for the purposes therein contained by signing the name of Linda Sterritt Rundle as her Attorney-in-Fact.

WITNESS my hand and official seal this 7th day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ronald David Sterritt**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7th day of July, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, ~~for this~~ transfer is ~~$248,000.00~~.

AFFIANT

Subscribed and sworn to before me on this 7th day of July, 2003.

NOTARY PUBLIC

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004