Davidson County DEEDWARR
Recvd: 07/16/03 14:21 2pgs
Fees:13.00 Taxes:1200.65
20030716-0099752

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. 20809

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $324,500.00.

Affiant

Subscribed and sworn to before me, this 2nd day of JULY, 2003.

Notary Public

My Commission Expires:

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

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax** My Commission Expires NOV. 29, 2003
Mr. Andrew F. Rossi and Ms. Courtenay K. Reese 6316 Chickering Woods Drive Nashville, TN 37215	SunTrust Mortgage, Inc. P.O. Box 7028 Irvine, CA 92619-7028	MAP 158-9-A PAR 9.00 CO

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, SUSAN CLAYTON SUTHERLAND, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANDREW F. ROSSI AND WIFE, COURTENAY K. REESE ("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 6316 Chickering Woods Drive, Nashville, Tennessee 37215.

CLARENCE SUTHERLAND, the spouse of SUSAN CLAYTON SUTHERLAND, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said SUSAN CLAYTON SUTHERLAND.

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 2nd day of JULY, 2003.

SUSAN CLAYTON SUTHERLAND

CLARENCE SUTHERLAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, SUSAN CLAYTON SUTHERLAND AND CLARENCE SUTHERLAND, 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 2nd day of JULY, 2003.

My Commission Expires:

Notary Public

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

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5A, together with the appurtenant interest in the common elements of Chickering Woods, a horizontal property regime established by Master Deed, of record in Book 6521, page 647, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed as amended in Book 6912, page 132 and Book 11395, page 823 and being located upon Lot No. 5 on the Plan of Chickering Woods of record in Plat Book 6250, page 380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan Clayton Sutherland by quitclaim deed dated 8/27/97 from JCS Joint Venture, a joint venture of The 1985 Julia Sutherland Trust for Julia Sutherland, The 1985 James Clayton Sutherland Trust for James Clayton Sutherland, and Susan Clayton Sutherland of record in Book 10602, page 315, 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; (2) Restrictions of record in Book 6521, page 647, amended in Book 6912, page 132, and in Book 11395, page 823; (3) Easements of record in Book 6525, page 623 and 625; and (4) All matters appearing on the Plan of record in Plat Book 6250, page 380, said Register's Office.