RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5409 Maryland Way Suite 120
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 259,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2003

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

MY COMMISSION EXPIRES: 10-17-05
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. McFerrin		MAP 129-10
(NAME)	(NAME)	
6612 Chatsworth Place	SunTrust Mortgage, Inc.	PARCEL 22
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	201 4th Avenue, N.	
(CITY) (STATE) (ZIP)	(CITY) Nashville (STATE) TN (ZIP) 37219	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Denise E. Spellman, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. McFerrin, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 82 on the Plan of West Meade Park, Inc., Section 4, as of record in Book 3300, Pages 68 & 69, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Denise E. Spellman by deed from Residential Funding Corporation of record in instrument no. 20010319-0025735, said Register's Office.

This conveyance is subject to:
Current year taxes which have been prorated and assumed by the Grantee; all restrictions of record; all easements of record; all visible easements; all matters appearing on the plan of record; all applicable government and zoning regulations.

unimproved ( )
This is improved (X) property, known as 6612 Chatsworth Place, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 23rd day of June 2003

Denise E. Spellman
Denise E. Spellman

Davidson County DEEDWARR
Recvd: 07/18/03 08:34 2pgs
Fees:13.00 Taxes:958.30

20030718-0100932

STATE OF ~~TENNESSEE~~ COLORADO

COUNTY OF ~~WILLIAMSON~~ WELD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denise E. Spellman

the bargainor _____, with whom I am personally acquainted, ~~or proved to me on the basis~~ of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Brentwood~~ Lafayette, ~~Tennessee~~ Colorado, this 25th day of June 2003.

Commission expires 8/8/2004

Notary Public

STATE OF ~~TENNESSEE~~ COLORADO

COUNTY OF ~~Jeff~~ JPH

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public