Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #03-1442

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **R. Mark Dunning, and spouse Susan R. Dunning,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Fred Dies, and spouse Heidi Zimmerman,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, State of Tennessee Being Lot No. 98 on the Plan of Brook Meade, Section II, of record in Book 2133, Page 76, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to R. Mark Dunning and Susan R. Dunning by deed of record in Book 6500, Page 609, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 701 Templeton Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 16th day of July, 2003

R. Mark Dunning

Susan R. Dunning

Davidson County DEEDWARR
Recvd: 07/25/03 14:13 2pgs
Fees:13.00 Taxes:995.30

20030725-0104343

State of Tennessee)
County of Davidson)

On this 16th day of July, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named R. Mark Dunning and Susan R. Dunning, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 269,000.00.

X Fred D. Dies
Affiant

Sworn and subscribed before me on this the 16th day of July, 2003.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Fred Dies	Suntrust Mortgage, Inc.	115-3-22
701 Templeton Drive	201 Fourth Avenue N/7th Floor	
Nashville, TN 37205	Nashville, TN 37219	