THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***145,000.00.

Pearl J. Craddock
Affiant

Subscribed and sworn to before me this 31st day of July, 2003.

Notary Public

My Commission Expires: 10.12.06

Davidson County DEEDWARR
Recvd: 08/01/03 13:25 2pgs
Fees:13.00 Taxes:536.50
20030801-0109380

ADDRESS OF NEW OWNER

ANNA M. ROSS
1425 Woodfield Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO

SunTrust Mortgage
P.O.Box 305110
Nashville, TN 37230

MAP & PARCEL NOS.

MAP 172-12-O-B
PARCEL 25.0 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS ($***145,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, PEARL J. CRADDOCK, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto ANNA M. ROSS, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 337 on the Plan of Bradford Hills, Section Three, of record in Plat Book 7900, page 6, and amended in Book 7900, page 239, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Pearl J. Craddock by deed from Claridge Builders, Inc., of record in Book 8422, page 55, Register's Office for Davidson County, Tennessee.

This is improved property known as 1425 Woodfield Drive, Nashville, Tennessee 37211.

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, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Bradford Hills, Section Three of record in Book 7900, page 6, as amended in Book 7900, page 239, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of July, 2003.

Pearl J. Craddock

PEARL J. CRADDOCK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pearl J. Craddock, 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 this 21st day of July, 2003.

Notary Public

My Commission Expires: 10.17.05