Prepared by (and return to):

GBEC of Tennessee, Inc.
1008 Stuart Lane
Brentwood TN 37027
Ph: 615-482-2549 Fax: 615-884-2885
e-mail: mortgagenotes@aol.com

Davidson County DEEDWARR
Recvd: 08/04/03 14:32 2pgs
Fees:13.00 Taxes:192.40
20030804-0110227

Address of new owner:

Jeff W. and Ashley S. Sullivan
920 Lynwood Blvd
Nashville TN 37205

Responsible for tax payment:

Same

Tax Map-Parcel Numbers: 173-01-0-199

Warranty Deed

FOR AND IN CONSIDERATION of the sum of ten dollars & 00/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Theresa Y. Frierson nka Theresa Y. Rose,** hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto **Jeff W. Sullivan and wife, Ashley S. Sullivan,** hereinafter, called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 13-A Zone Lot division of Lots 13, 14, and 15 on the Plan of Monte Carlo, Section 2-C, as of record in Plat Book 5200, page 66, as amended in Plat Book 5200, page 497, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to THERESA Y. FRIERSON, UNMARRIED, by deed of record in Book 9027, page 211, said Register's Office.

This improved (XXX)
unimproved ( )property known as:307 Darold Court Antioch TN 37013

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. We do convey with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomever. 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 our hands this 30 day of May, 2003.

Theresa Y. Rose
TERESA

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Teresa V. Rose, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 30 day of May, 2003.

My Commission expires:

Notary Public

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

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

My Commission expires:

Notary Public

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $52,000.

Affiant

Sworn and subscribed before me this the 30th day of May, 2003.

JOSEPH V. FERRELLI
Notary Public, Davidson County, Tennessee
My Commission Expires July 24, 2004

Notary Public