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. 21125

Davidson County DEEDWARR
Recvd: 08/05/03 13:39 2pgs
Fees:13.00 Taxes:1785.25

20030805-0110966

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $482,500.00.

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2003.

Notary Public

My Commission Expires:

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

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Christopher Spyridon 5358 Granny White Pike Brentwood, TN 37027	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	MAP 145-14 PAR 087.00

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, VERNON S. WESTRICH AND WIFE, KATHRYN L. WESTRICH ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHRISTOPHER SPYRIDON AND WIFE, SUNNY N. SPYRIDON ("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 5358 Granny White Pike, Brentwood, Tennessee 37027.

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 23rd day of July, 2003.

VERNON S. WESTRICH

KATHRYN L. WESTRICH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, VERNON S. WESTRICH AND WIFE, KATHRYN L. WESTRICH, 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 23rd 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 Lot No. 4 on the Plan of Resubdivision of Lots 3 and 4 On The Resubdivision of Tract 3 Cheek Properties, as of record in Plat Book 7900, page 936, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Vernon S. Westrich and wife, Kathryn L. Westrich by deed dated July 30, 1999 from Brian L. Cooper and wife, Valerie L. Cooper of record in Book 11601, page 405, 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 9456, page 288; (3) Easements of record in Book 7868, pages 840 and 844; and (4) All matters appearing on the Plan of record in Plat Book 7900, page 936, said Register's Office.