Record and Return To:
Smith Sholar Associates, PLLC.
846 Conference Drive, Suite#4
Goodlettsville, TN. 37072

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42296

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/03 10:22 2pgs
Fees:13.00 Taxes:240.50

20030808-0113232

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$65,000.00.

Toni J. Rothfuss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 1st DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 9/5/06

D. TODD SHOLAR NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
TONI ROTHFUSS	Union Planters Bank, N.A.	**91-6-207**
5500 Pennsylvania Avenue	7130 Goodlett Farms	**12w 22080**
Nashville, Tennessee 37209	Cordova, TN. 38016	

FOR AND IN 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 **LISA ANN TANKSLEY AND TERRI LYNN SULLIVAN BY Affidavit and Will of JEANETTE ROSE BROWN, deceased,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~/ TONI ROTHFUSS /~~ / Toni J. ROthfuss, 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. 1401 and the easterly 15 feet of lot 1403, Block 41, Plan No. 2, West Nashville, as of record in Book 57, pages 172, 173, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Lisa Ann Tanksley and Terri Lynn Sullivan by Affidavit and Will of Jeanette Rose Brown, deceased, of record in Instrument Number 20030206-0016830, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Jeanette Rose Brown by deed from Bobby Joe Brown of record in Book 9447, page 610, Register's Office for Davidson County, Tennessee and by deed of record in Book 8127, page 341, Register's Office for Davidson County, Tennessee.

Unimproved
This is Improved (X) 5500 Pennsylvania Avenue, Nashville, Tennessee 37209

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 OUR HANDS THIS 1ST DAY OF AUGUST, 2003.

X Lisa Ann Tanksley
LISA ANN TANKSLEY

X Terri Lynn Sullivan by Lisa Ann Tanksley AIF
TERRI LYNN SULLIVAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within name LISA ANN TANKSLEY, the bargainor, 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 and official seal at Nashville, Tennessee, this the 1ST day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of July, 2003, before me personally appeared LISA ANN TANKSLEY, to me known to be the person who executed the foregoing instrument in behalf of TERRI LYNN SULLIVAN, as her Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said TERRI LYNN SULLIVAN, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 1st day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 3/25/06