THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21709-08-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me, 17th day of September, 2003. NOTARY PUBLIC J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE Notary Public Davidson County DEEDWARR Recvd: 10/01/03 14:45 2pgs Fees:13.00 Taxes:1221.00 20031001-0145016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Christine H. Chung Robbert J.C. Slebos 3109 Overlook Drive Nashville, TN 37212	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	Map No.104.10 Parcel No. 205.00

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, **P. Galen Lenhert and wife, Sara B. Lenhert**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine H. Chung and husband, Robbert J.C. Slebos** ("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 3109 Overlook Drive, Nashville, TN, 37212

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 the 17th day of September, 2003.

P. Galen Lenhert by Norma Warren, A-I-F

P. Galen Lenhert, BY: Norma Warren, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto

Sara B. Lenhert by Norma Warren, A-I-F

Sara B. Lenhert, BY: Norma Warren, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORMA WARREN, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said P. GALEN LENHERT AND SARA B. LENHERT and is authorized by the said P. GALEN LENHERT AND SARA B. LENHERT to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 17th day of SEPTEMBER, 2003.

My commission expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Notary Public

EXHIBIT "A"

Being Lot No. 2 of Block 6 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 2 fronts 100 feet on the southerly side of Overlook Drive and runs back 245.75 feet on the easterly line and 304.2 feet on the westerly line to a dead line, measuring 120.75 feet thereon.

Being the same property conveyed to P. Galen Lenhert and wife, Sarah B. Lenhert by deed dated June 28, 1971 from Glenn Monroe and wife, Martha A. Monroe of record in Book 4515, page 355, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3) All matters appearing on the Plan of record in Plat Book 547, pages 137 and 138 and Plat Book 4470, page 42, Register's Office for Davidson County, Tennessee.