Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #03-1668

Return To:
First Title & Escrow
File Box 9B
#22001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Penny Dale Ziska, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Melinda Michelle Eisnaugle, unmarried,** hereinafter called the Grantee, Grantee's 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. 1 of Block "G" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County.

Said Lot No. 1 fronts 140 feet on the easterly side of McGavock Avenue and runs back 201.3 feet on the southwesterly line and 274.6 feet on the northeasterly line along the southwesterly margin of Williams Perry Road to a dead line on which it measures 30.2 feet.

Being the same property conveyed to Penny Dale Ziska by Quitclaim Deed from Penny Dale Groff of record in Instrument No. 20021231-0162650 and further conveyed by Warranty Deed of record from Steven L. Porter and wife, Angela Hester Porter in Instrument No. 20020208-0017402 and by Quitclaim Deed of record from Robert C. Groff in Instrument No. 20020208-0017403, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2210 McGavock Pike, Nashville TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 10th day of December, 2003

X _____

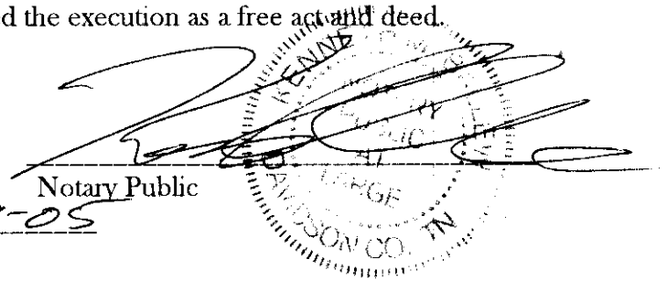
Penny Dale Ziska

Davidson County DEEDWARR
Recvd: 12/16/03 13:22 2pgs
Fees:13.00 Taxes:599.40

20031216-0179662

State of Tennessee)
County of Davidson)

On this 10th day of December, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Penny Dale Ziska, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

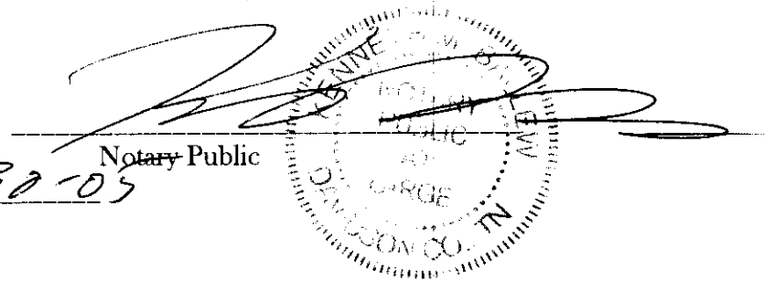
My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 162,000.00.

X _____
Affiant

Sworn and subscribed before me on this the 10th day of December, 2003.



Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Melinda Michelle Eisnaugle 2210 McGavock Pike Nashville, TN 37216	Suntrust Mortgage RVW 3013, 1001 Semmes Avenue Richmond, VA 23224	62-13-63