Davidson County DEEDWARR
Recvd: 05/04/04 10:29 2pgs
Fees:13.00 Taxes:906.50

20040504-0050441

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42950

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory W. Stein	SUNTRUST MORTGAGE, INC.	104-14-21
2522 Sharondale Drive	201 FOURTH AVE. N./7TH FLOOR	
Nashville, TN, 37215	NASHVILLE, TN 37219	

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, I/WE,

Stephen A. Frohsin and wife, Michelle Frohsin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory W. Stein, married and wife, Jennifer Schmid

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. 19 on the unrecorded plan of H.E. Marlin's Property of Lots Nos. 18 and 19 and part of 20 and 21, being part of Lot No. 20 on the Map of Sharondale Book 332, Page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 80 feet on the easterly margin of Sharondale Drive and extends back 180 feet on the northwesterly line and 200 feet on the southeasterly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Stephen A. Frohsin, unmarried, by Warranty Deed from Jack L. Koch, Jr. and spouse, Rachel C. Koch, of record in Instrument No.: 20001026-0106286, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2522 Sharondale Drive, Nashville, TN 37215

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 my/our hand(s) this 30th day of April, 2004

Stephen A. Frohsin

Michelle K. Frohsin
Michelle Frohsin

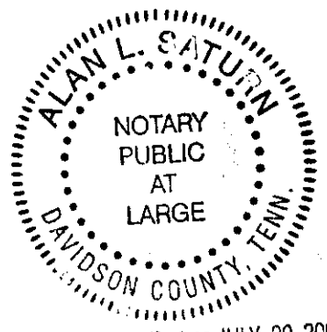
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2004

Notary Public

My Commission Expires: 7/29/2006



My Commission Expires JULY 29, 2006