WARRANTY DEED

B-SNM-04-0223

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2004.

Notary Public

MY COMMISSION EXPIRES: 8-Jul-05
(AFFIX SEAL)

E. DWAYNE LANNOM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
James M. Grein	Sterling National Mortgage Co.	
223 Pitts Avenue	(NAME) 98 Cuttermill Road, Suite 200N	53 16 151
(ADDRESS) Old Hickory, Tennessee 37138	(ADDRESS) Great Neck, NY 11021	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM S. FAULKNER, IV AND WIFE, CANDY R. FAULKNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES M. GREIN AND WIFE, ALICE M. GREIN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 11 on the Plan of Jackson's Landing Estates, of record in Plat Book 7900, Page 679, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to William S. Faulkner, IV and Candy R. High by Deed dated April 25, 1995 and filed for record on April 27, 1995 in Book 9655, Page 814, Register's Office for Davidson County, Tennessee. (The said Candy R. High is now known as Candy R. Faulkner).

Sanitary Sewer/Storm Drainage Easements of record in Deed Book 9212, Page 632 and Book 9290, Page 832, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

This conveyance is subject to all Restrictions and Easements as shown of record.

unimproved ( )
This is improved (X) property, known as 223 Pitts Avenue, Old Hickory, Tennessee 37138
(House Number) (Street) (P O Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

William S. Faulkner, IV

Candy R. Faulkner

Davidson County DEEDWARR
Recvd: 05/05/04 10:08 2pgs
Fees:13.00 Taxes:369.63

20040505-0051096

STATE OF Tennessee
COUNTY OF Davidson

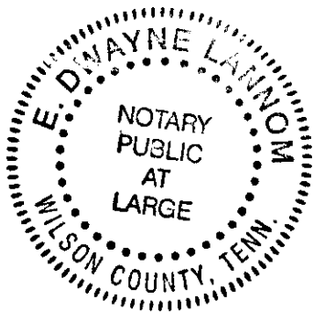
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William S. Faulkner, IV and Candy R. Faulkner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2004.

E Dwayne Lannom
Notary Public

My Commission Expires:

(SEAL) 8 JUL 05



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

CF WF