Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March 2005.

Notary Public
My commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Davidson County DEEDWARR
Recvd: 04/01/05 10:12 2 pg
Fees:13.00 Taxes:1517.00

20050401-0035346

Address of New Owner:	Send Tax Bills to:	Tax Information
Charles E. Gressle, III 828 Forest Hills Dr. Nashville TN 37220-0000	Sunshine Mortgage 400 Northridge Road Suite 325 Atlanta, GA 30350	Map 160-01 Parcel 11

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged William P. Alderson and wife Jodi Alderson hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Charles E. Gressle, III and wife Elizabeth Kirby Gressle hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 170 on the Plan of Section 1 Oak Hill Estates as of record in Book 3700 pages 118, 119 and 120 Register's Office for Davidson County, Tennessee and described as follows:

Said lot fronts 173.64 feet on the North side of Forest Hills Drive and extends back 400 feet on the West line and 426.95 feet on the East lin e to a broken line in the rear and measures 244.79 feet thereon.

Being the same property conveyed to William P. Alderson and wife Joe Alderson by deed from Robert Thoeny and wife, Heidi A. C. Thoeny of record in Instrument No. 20031119-01668802 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Section 1 Oak Hill Estates of record in Book 3700 Pages 118, 119, 120, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 4122, page 739 and amended in Book 4384 Page 322 Book 4537 Page 496, Register's Office for Davidson County, Tennessee

This property is improved property known as 828 Forest Hills Dr., Nashville, Tennessee 37220-0000

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of March, 2005.

William P. Alderson

Jodi G. Alderson by William P. Alderson, Att. in fact

Jodi G. Alderson

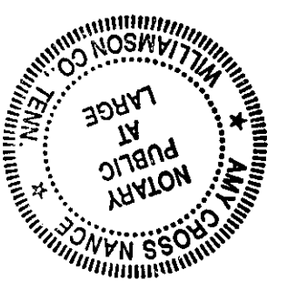
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William P. Alderson, the bargainor(s), 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 Brentwood, Tennessee, this 31st day of March, 2005.

Notary Public

My Commission expires: 4/2/07

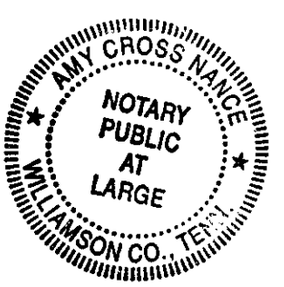


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of March, 2005, before me personally appeared William P Alderson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jodi G. Alderson acknowledged that such person executed the same as the free act and deed of Jodi G. Alderson.

Notary Public

My Commission expires 4/2/07



FILE NO:04818