Instr:200004060034867 Page: 1 OF 3
REC'D FOR REC 04/06/2000 12:56:24PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $999.00

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Rd., #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 270,000.00

H. Brennan Mullin
Affiant

Subscribed and sworn to before me this 31st day of March, 2000.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
H. BRENNAN MULLIN	FIRST REPUBLIC MORTAGE CORP.	MAP 104-12-0
2011 18th Ave. South	3212 West End Avenue, Ste. 5	PARCEL 216.00
Nashville, Tennessee 37212	Nashville, Tennessee 37203	FB# 24W02025

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, W. AUSTIN MUSSELMAN, JR. AND WIFE, LAYLA GEORGE MUSSELMAN, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to H. BRENNAN MULLIN AND WIFE, KRISTIN MULLIN, ("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 2011 18th Ave. South, Nashville, Tennessee 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.

Layla George Musselman, spouse of W. Austin Musselman, Jr., joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said W. Austin Musselman, Jr.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2000.

W. AUSTIN MUSSELMAN, JR.

By: W. Austin Musselman, Jr.
STEVE FRIDRICH, ATTORNEY-IN-FACT

LAYLA GEORGE MUSSELMAN

By: Layla George Musselman
STEVE FRIDRICH, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public in and for said County and State, Steve Fridrich, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for the said W. Austin Musselman, Jr. and Layla George Musselman, and is authorized by the said W. Austin Musselman, Jr. and Layla George Musselman to execute this instrument on their behalf.

Witness my hand, at office, this 31st day of March, 2000.

Notary Public

My commission expires:

GEORGE E. MUDTER, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Lenox Place, as of record in Plat Book 161, page 171, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to W. Austin Musselman, Jr. by deed from Valla Brown, unmarried of record in Book 10864, page 38, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 161, page 171, said Register's Office.