Box 44 C.L.

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $165,000.00. John Derek Van Mol **AFFIANT** Subscribed and sworn to before me, this 1st day of June, 2000. Notary Public My Commission Expires: 10/25/2003

Instr:200006020054995 Page: 1 OF 2
REC'D FOR REC 06/02/2000 10:07:11AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $610.50

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
John Derek Van Mol and Mary K. Garrett 5621 Knob Road Nashville, TN 37209	The Community Bank 4205 Hillsboro Road, #101 Nashville, TN 37215	103-6-169

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES THOMAS LOYNES AND WIFE, MARIBETH POLLOCK,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JOHN DEREK VAN MOL AND MARY K. GARRETT, TWO UNMARRIED PERSONS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Brookside Courts, Addition No. 2, as of record in Book 1835, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Thomas Loynes and wife, Maribeth Pollock by deed from Lana Marie Tackett Finch and husband, Lewis T. Finch, of record in Book 10467, page 985, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2000 Metro taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1835, page 47, Register's Office for said County.

This is improved property known as: 5621 Knob Road, Nashville, TN 37209.

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 it covenants with the said Grantees that it is 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; and further covenants and binds itself, its successors and assigns, 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 person 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 our hands this 1st of June, 2000.

James Thomas Loynes

Maribeth Pollock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES THOMAS LOYNES AND MARIBETH POLLOCK,** the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 2000.

Notary Public

My Commission Expires: 10/25/2003