THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17436**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Virginia F. Doak Affiant Subscribed and sworn to before me, this 28th day of JULY, 2000. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr./Mrs. John E. Doak 2711 Riverbend Drive Nashville, Tennessee 37214	NEW OWNER	MAP 62-2-A PAR 19.00 CO FB 03DX 145

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, KATHERINE A. EARL ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN E. DOAK AND WIFE, VIRGINIA F. DOAK ("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 2711 Riverbend Drive, Nashville, Tennessee 37214.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of JULY, 2000.

Katherine A. Earl
KATHERINE A. EARL

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REC'D FOR REC 08/01/2000 1:46:49PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $407.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KATHERINE A. EARL, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of JULY, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 71B on the Plan of River Trace Estates, Phase 1, Section 1, as of record in Plat Book 6250, pages 996 and 997, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Katherine A. Earl, an unmarried woman by deed from Fox Ridge Homes, Inc. of record in Book 10138, page 410, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6851, page 370, Book 6982, page 747; (3) By-Laws of record in Book 6851, page 390; (4) Dedication of record in Book 7907, page 168; (5) Charter of record in Book 6851, page 363; (6) Easements of record in Book 1163, page 341, Book 3959, page 595; and (7) All matters appearing on the Plan of record in Plat Book 6250, pages 996 and 997, said Register's Office.