PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Instr:200008010076044 Page: 1 OF 2
REC'D FOR REC 08/01/2000 2:31:31PM
RECORD FEE: $11.00
ST. TAX: $0.00 T. TAX: $240.50

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **July, 2000** by and between **Rental Brokers, a Tennessee General Partnership** , herein after referred to as GRANTOR, and **Steve Dunn and Gaius Hill** , herein after referred to as GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Re-subdivision of Lots Nos. 53 & 54 of T.M. Nalls Subdivision of Cockrill Lands, as of record in Book 4350, page 122, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rental Brokers, a Tennessee General Partnership by deed from Gary Allen Gray of record as Instrument No. 200008010076043 **, Register's Office for Davidson County, Tennessee.**

This is improved/unimproved property known as: 5903 Deal Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

M. Todd Jackson
Signature of Seller

PARTNERSHIP
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, The Undersigned, a Notary Public of said State and County aforesaid, personally appeared M. Todd Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be a partner of Rental Brokers the within named bargainor, a partnership, and that he/she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this **14th** day of **July, 2000.**

Lynda Kaye Jones
Notary Public

LYNDA KAYE JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TEX

My Commission Expires: 3/23/2002

Name and Address of Property Owner:
Steve Dunn and Gaius Hill
5903 Deal Avenue, Nashville, Tennessee 37209

Send Tax Statements to:
Same
,

Map & Parcel: 091-09-0-174.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$65,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

M. Todd Jackson
Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **July, 2000.**

Lynda Kaye Jones
Notary Public

LYNDA KAYE JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TEX

My Commission Expires: 3/23/2002

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-304