RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of August, 2000, by and between CHARLES W. FREEMAN, UNMARRIED, hereinafter called Grantor, and STEPHEN K. RANDOLPH, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, I, CHARLES W. FREEMAN, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto STEPHEN K. RANDOLPH, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1415 McKENNIE AVENUE, NASHVILLE, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her successors, heirs and assigns forever. The Grantor covenants and agrees 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 in Exhibit "B".

Grantor further covenants and binds himself and his/her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

BY: Charles W. Freeman
CHARLES W. FREEMAN, Signature of Seller

Instr:200008310086303 Page: 1 OF 3
REC'D FOR REC 08/31/2000 1:09:37PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $277.50

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, CHARLES W. FREEMAN, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

STEPHEN K. RANDOLPH, UNMARRIED

1413 DOUGLAS AVENUE
NASHVILLE, TN 37216

Property Address:

1415 McKENNIE AVENUE
NASHVILLE, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 83-2, PARCEL 9

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$75,000.00** 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.

Stephen K Randolph
Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **August, 2000.**

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

Being Lot No. 23 on the plan of H.M. Doak's Subdivision, as of record in Book 332, page 22, Register's Office for said County. Said Lot No. 23 fronts 50 feet on the northerly side of McKennie Avenue and runs back between parallel lines 174 feet to an alley.

BEING the same property conveyed to CHARLES W. FREEMAN AND WIFE, MILDRED C. FREEMAN, by DEED from ROBERT . MITCHUM, TRUSTEE, of record in Book 4369, page 290, Register's Office for DAVIDSON County, Tennessee. The said Mildred C. Freeman having since died on September 25, 1999, the property vests by operation of law in her surviving spouse, CHARLES W. FREEMAN, the Grantor herein.

EXHIBIT 'B'

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 83-2, PARCEL 9).

2. All matters as set forth on the Plan of record in Plat Book 332, page 22, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.