WARRANTY DEED

Record & Return To:
Southern Title Services, LLC

Three Maryland Farms, Suite 150
Brentwood, TN 37027

File No. 200011310

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.
My Commission Expires SEPT 8, 01

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Jan C. Zepernick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th Day of September, 2000.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: 09/08/01

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Bilyeu	Owner	Map 172-05-0-A
(NAME) 5120 Grand Oak Way	(NAME) 5120 Grand Oak Way	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	Parcel 031.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Patricia B. Allen, single**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James W. Bilyeu, married and Jan C. Zepernick, unmarried, joint tenants with right of survivorship** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in WILLIAMSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 13, on the Final Plat of Oakmont Subdivision, Phase One, a Planned Unit Developement, of Record in Plat Book 7900, page 479, and amended in Plat Book 7900, page 480, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patricia B. Allen, single by Warranty Deed from Construction Associates Inc., of Record in Book 9488, page 705, Register's Office for Davidson County Tennessee.

Subject to Restrictive Covenants of record in Book 8850, page 631, Register's Office for Davidson County, Tennessee; Subject to all matters as shown on Plat of Record in Plat Book 7900, page 479, and in Plat Book 7900, page 480, said Register's Office.

This is unimproved ( )
improved(X) property, known as 5120 Grand Oak Way Brentwood TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons 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 my/our hand(s) this 5th Day of September, 2000.

Davidson County DEEDWARR
Recvd: 09/08/00 14:06 2pgs
Fees:11.00 Taxes:836.20
20000908-0089237

Patricia B. Allen

Patricia B. Allen

STATE OF TENNESSEE)
) ss:
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public, personally appeared Patricia B. Allen, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th Day of September, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LINDA V. JONES
NOTARY PUBLIC AT ARGE
WILSON COUNTY, TENN.

My Commission Expires SEPT. 6, 200