WARRANTY DEED

C. E. PICKERING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th Day of September, 2000

Notary Public

MY COMMISSION EXPIRES: 1-31-04

(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
Kristen A. Ohlund-Bender	First Horizon Home Loans, d/b/a Sunbelt	Map 091-16-0
(NAME) 4202 Nevada Avenue	(NAME) P.O. Box 19664	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Irvine, CA 92623-9664	Parcel 225.00
(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, **Kathleen E. Minihan**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kristen A. Ohlund-Bender** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 103, of Block 3 on the Map of Charlotte Park Addition, as of Record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 103 fronts 50 feet on the northerly side of Nevada Avenue and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Kathleen E. Minihan from Donald R. Northcutt, Trustee, by Warranty Deed dated May 29, 1999 and of Record in Book 11529, page 147, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plat Book 57, page 103, Register's Office for Davidson County, Tennessee.

This is unimproved ( )
improved(X) property, known as 4202 Nevada Avenue Nashville TN 37209
(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 25th Day of September, 2000.

Davidson County DEEDWARR
Recvd: 09/28/00 09:01 2pgs
Fees:11.00 Taxes:503.20
20000928-0095960

Kathleen E. Minihan

Kathleen E. Minihan

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Kathleen E. Minihan, 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 25th Day of September, 2000.

C E Pickering Jr

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

C. E. PICKERING, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004