This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Mark Gregory Price
2608 Lakeland Drive
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 10/23/00 09:05 2pgs
Fees:11.00 Taxes:351.50
20001023-0104482

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Fifth Third Bank
269 W. Main St.
Lexington, KY 40507

MAP **95-12**
GROUP
PARCEL **128.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jean M. Dernburg, married (f/k/a Jean F. Martin)** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Mark Gregory Price, unmarried**, hereinafter called the "GRANTEE", his 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. 49 on the Plan of Martindale Heights, of record in Book 2133, page 63, said Register's Office.

Said Lot No. 49 fronts 81 feet on the northwesterly side of Lakeland Drive and runs back 208.8 feet on the northeasterly line and 204.6 feet on the southwesterly line to a dead line, measuring 81.2 feet thereon.

Being the same property conveyed to James A. Burns* and wife, Jean F. Martin, by Quitclaim Deed from Jean F. Martin of record in Book 7039, page 207, Register's Office for Davidson County, Tennessee.

The said James A. Burns has since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 2608 Lakeland Drive, Nashville, Tennessee 37214.

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", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Thomas F. Dernburg, spouse of Jean M. Dernburg, hereby joins in this conveyance, transferring his right, title, and interest in said property, marital or otherwise

WITNESS our hands this the 16th day of October, 2000.

Jean M. Dernburg

Jean M. Dernburg

Thomas F. Dernburg

Thomas F. Dernburg

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jean M. Dernburg and Thomas F. Dernburg**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of October, 2000.

Robert M. Loffi

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

My Commission Expires: 9/25/2004

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $95,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day
of October, 2000.

Robert M. Loffi

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

My Commission Expires: 9/25/2004