Record & Return To:
Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027
File #200011377

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of October, 2000.

Notary Public

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

My Commission Expires: _____

My Commission Expires JAN. 31, 2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/23/00 09:10 2pgs
Fees:11.00 Taxes:536.50
20001023-0104498

ADDRESS NEW OWNER(S) AS FOLLOWS:
Andrew J. Deatherage and Joy Elizabeth Dowe
6052 Bradford Hills Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
BANK OF AMERICA
P.O. BOX 2325
CORAOPOLIS, PA 15108-6924

MAP-PARCEL NUMBERS:
Map/parcel: 172-12-O-A-016.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert McBride and wife, Melissa D. McBride** hereinafter referred to as Grantors, hereby transfers and conveys to **Andrew J. Deatherage, unmarried and Joy Elizabeth Dowe, unmarried** hereinafter referred to as Grantees, 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. 16 on the Plan of Section One, Bradford Hills, of record in Book 7900, page 6, as amended in Book 7900, pages 110-112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert McBride and wife, Melissa D. McBride by deed from Claridge Builders, Inc. of record in Book 8338, page 810 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Book 7900, page 6 as amended in Book 7900, pages 110-112 in the Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8071, page 520 in said Register's Office.

Open Space Deed of record in Book 8154, page 304 and in Book 9779, page 672 in said Register's Office.

Storm Water Detention Agreement of record in Book 8292, page 753 in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 8069, page 170; Book 9055, page 826; Book 9058, page 989; Book 9327, page 681; Book 9384, page 290 and in Book 9693, page 70 all in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8071, page 531 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2000 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 6052 Bradford Hills Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 17th day of October, 2000.

Robert McBride

Melissa D. McBride

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert McBride and wife, Melissa D. McBride, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of October, 2000.

Notary Public

9-11-2001
My Commission Expires

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

02447-BW