Davidson County DEEDWARR
Recvd: 10/31/00 09:10 2pgs
Fees:11.00 Taxes:888.00
20001031-0107739

THIS INSTRUMENT PREPARED BY:
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $240,000.00

Richard F. Cummins, Jr.
Affiant

Subscribed and sworn to before me, this 30th day of October, 2000.

Notary Public

My Commission Expires:

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
RICHARD F. CUMMINS, JR.	CAPITAL BANK & TRUST COMPANY	130-2
102 LaSalle Court	1820 West End Avenue	19
Nashville, Tennessee 37205	Nashville, Tennessee 37203	7DZ29150

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, FRANK A. DOWNEY AND WIFE, LYN D. DOWNEY, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RICHARD F. CUMMINS, JR. AND WIFE, MARY H. CUMMINS, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 102 LaSalle Court, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2000.

FRANK A. DOWNEY

Lyn D. Downey
LYN D. DOWNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK A. DOWNEY AND LYN D. DOWNEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2000.

My Commission Expires:

NOTARY PUBLIC AT LARGE

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 42 and 43, Block No. 4 on the Plan of The Courts of Bellemeade, as of record in Plat Book 547, page 141, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Frank A. Downey and wife, Lyn D. Downey by deed from Walter S. Low and wife, J. Russelle Low of record in Book 10153, page 268, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 547, page 141, said Register's Office.