THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17555**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $219,000.00. Affiant Subscribed and sworn to before me, this 6th day of NOVEMBER, 2000. Notary Public My Commission Expires: My Commission Expires JULY 26, 2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 11/08/00 16:06 2pgs
Fees:11.00 Taxes:810.30

20001108-0111292

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Kemper P. Maxwell Ms. Stephanie A. Smith 122 Allendale Drive Nashville, Tennessee 37205	SunTrust Mortgage 901 Semmes Ave Richmond, VA 23224	MAP 115-16 PAR 91 FB 08DZ 75040

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, JOHN H. DINKINS, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KEMPER P. MAXWELL, UNMARRIED AND STEPHANIE A. SMITH, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("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 122 Allendale Drive, Nashville, Tennessee 37205.

ROSEMARY M. DINKINS, the spouse of JOHN H. DINKINS, joins in this conveyance solely to convey any interest she may have in subject property by virtue of her marriage to the said JOHN H. DINKINS.

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.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of NOVEMBER, 2000.

JOHN H. DINKINS

ROSEMARY H. DINKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN H. DINKINS AND ROSEMARY H. DINKINS, 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 6th day of NOVEMBER, 2000.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of West Meade Farms Section 3, as of record in Plat Book 1835, page 4, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John H. Dinkins by deed from Michael K. Elder, Jr. and wife, Anne Lindsey Strait Elder of record in Book 10621, page 740, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 1835, page 4, said Register's Office.