File in Box No. 19 B

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

#00-11-25-B

Davidson County DEEDWARR
Recvd: 11/21/00 11:36 3pgs
Fees:15.00 Taxes:434.75
20001121-0115011

ADDRESS NEW OWNER:
Kenneth N. Litton
612 Continental Drive
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
New South Federal Savings Bank
210 Automation Way
Birmingham, Alabama 35210

MAP **102-03-0**
GROUP
PARCEL **37.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra K. Lush** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Kenneth N. Litton and wife, Karen E. Litton**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1333 on the Plan of Charlotte Park, Section 17, as of record in Book 3600, pages 21 and 22 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sandra K. Lush by deed from Third National Bank, Executor of the Estate of Katherine L. Duffy and Trustee U/W of Katherine L. Duffy for the benefit of Dorothy Crook dated July 14, 1989, of record in Book 7890, page 835, Register's Office for Davidson County, Tennessee. James E. Lush, husband of Sandra K. Lush, joins in this conveyance to convey any marital interest he may have in said property.

This is improved property known as 612 Continental Drive, Nashville, Tennessee 37209.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2000, a lien now due and payable. Map 102-03-0, Parcel 37.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2000 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 3641, page 150, said Register's Office, and to which instrument reference is here made for the complete and exact terms of said restrictive covenants.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 3600, page 21-22, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 30 foot minimum building setback line from Continental Drive; health department rules and regulations; and a 10 foot easement for public utilities and drainage along the rear line(s) of said property. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

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,

Grantor does covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind herself, her 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.

WITNESS my hand this the 17th day of November, 2000.

Sandra K. Lush

James E. Lush

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sandra K. Lush and James E. Lush** 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 at office this 17th day of November, 2000.

Patricia M. Guess

NOTARY PUBLIC

My Commission Expires: 1-30-2001



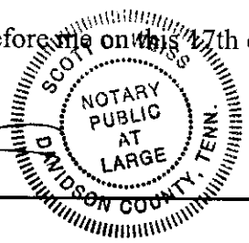
STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $117,500.00.

Kenneth N. Lush

AFFIANT

Subscribed and sworn to before me on this 17th day of November, 2000.



NOTARY PUBLIC
My Commission Expires: 5/28/03