THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 97,500.00

Susan E Buck
Affiant

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

Mitchell A Watts
Notary Public

My Commission Expires: 9-24-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
SUSAN E. BUCK 1306 Litton Avenue Nashville, Tennessee 37216	NETFIRST MORTGAGE.NET, INC. 445 Atlanta South Parkway #105 Atlanta, Georgia 30349	MAP 72-10 PARCEL 225

Davidson County DEEDWARR
Recvd: 12/01/00 14:02 2pgs
Fees:11.00 Taxes:360.75

20001201-0118148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 97,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , MARIA L. URTUBEES AND MARI D. BEERMAN, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SUSAN E. BUCK, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a lot of land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being part of the Old Litton Tract of Land, described as follows:

BEGINNING on the southerly margin of Litton Avenue at a point 387.0 feet west of the westerly margin of Scott Street, being the northwest corner of the property conveyed to H.E. Carrier and wife, by deed from E.B. Rucker and wife, of record in Book 607, page 384, Register's Office for Davidson County, Tennessee; thence with said Carrier's westerly line southwardly 255.0 feet to the northeast corner of the property conveyed to E.C. Kennedy by deed from John P. Roberts and wife, of record in Book 651, page 502, said Register's Office; thence with said Kennedy's northerly line westwardly 86.0 feet; thence northwardly 255.0 feet to the southerly margin of Litton Avenue; thence with same eastwardly 86.0 feet to the beginning.

BEING the same property conveyed to Maria L. Urtubees, unmarried, and Mari D. Beerman, unmarried, as tenants in common with right of survivorship, by Quitclaim Deed from Maria L. Urtubees, unmarried, of record in Book 11267, page 217, Register's Office for Davidson County, Tennessee.

This is improved property known as 1306 Litton Avenue, Nashville, Tennessee 37216

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___, her heirs and assigns, forever.

GRANTOR_s_ COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve_ a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

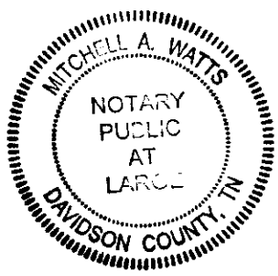
2. Matters shown on the Plan of _____ of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves_, _their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hands on this the 30th day of November, 2000.

MARIA L. URTUBEES

MARI D. BEERMAN



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARIA L. URTUBEES AND MARI D. BEERMAN, BOTH UNMARRIED, the bargainor_s_, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___they___ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2000.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public