Prepared by and Return to:
Title Enterprise, LLC
3354 Perimeter Hill Drive, Ste. 114
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 12/07/00 11:02 3pgs
Fees:15.00 Taxes:468.05
20001207-0120534

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, J. David McMullan and wife, Dawn G. McMullan (hereinafter referred to as "Grantor(s"), have this day bargained and sold and do hereby transfer and convey unto Kenneth G. Ireland and wife, Pamela F. Ireland, (hereinafter referred to as "Grantee(s"), their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my/our hand(s) this 5th day of December, 2000.

J. David McMullan

Dawn G. McMullan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. David McMullan and wife, Dawn G. McMullan, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the forgoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 5th day of December, 2000.

Notary Public

My Commission Expires:_____

GRANT B. STOCKTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires Sept. 25, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $126,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day December, 2000.

Notary Public

My Commission Expires:_____

GRANT B. STOCKTON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires Sept. 25, 2004

THIS INSTRUMENT PREPARED BY: Information given by both parties.

Title Enterprises, Inc.
3354 Perimeter Hill Drive, Ste. 114
Nashville, TN 37211

MAP AND PARCEL NUMBERS: 149-02-O-A-65.00

ADDRESS OF NEW OWNER:

Kenneth and Pamela Ireland
916 Tavistock Place
Antioch, TN 37013

SEND TAX BILLS TO:

Prism Mortgage
440 North Orleans
Chicago, IL 60610

Exhibit "A"

A 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. 95, Final P.U.D. Plan, Phase I, Piccadilly Square of record in Book 5200, Page 720-722, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to J. David McMullan and wife, Dawn G. McMullan by Warranty Deed from Robert J. Turner and William J. Jones, both unmarried, dated December 1, 1997 and recorded December 4, 1997 in Book 10709, Book 500, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6236, Page 680, as amending in Book 6295, Page 506, et seq; Book 6295, Page 534, et seq; Book 6300, Page 409, et seq; re-recorded in Book 6306, Page 833; Book 6496, Page 100, et seq; Book 6496, Page 107, et seq; Book 6496, Page 114, et seq; Book 6518, Page 184, et seq and Book 6518, Page 190, et seq all in the Register's Office for said County.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.