STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 4th day of December, 2000.

Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/11/00 10:05 2pgs
Fees:11.00 Taxes:647.50
20001211-0121626

ADDRESS NEW OWNER(S) AS FOLLOWS:
William Able
4423 Lealand Lane
Nashville, Tennessee 37204

SEND TAX BILLS TO:
America's Wholesale Lender
750 Old Hickory Blvd, Suite 180
Brentwood, Tennessee 37027

MAP-PARCEL NUMBERS:
132-09-0-018.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carl R. Eaby, IV, a married man** hereinafter referred to as Grantors, hereby transfers and conveys to **William Able, an unmarried man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being the southerly 76 and 1/2 feet of Lot No. 4 on the unrecorded plan of Mrs. O.A. Allen's Subdivision of the Hirsig Tract, described according to a survey made by W. B. Southgate, Surveyor, as follows:

BEGINNING at a point in the center of Lea Avenue, now known as Lealand Lane, North 2 degrees 30 minutes East 600 feet from the center of Battery Road, the northeast corner of Lot No. 3 on the said Plan; thence North 2 degrees 30 minutes East, with the center of said Lea Avenue, now known as Lealand Lane 76 and 1/2 feet; thence westerly parallel with and 23 and 1/2 feet southerly from the line of Lot No. 5 on said Plan, 213 feet, more or less, to a dead line; thence southerly 76 and 1/2

feet to the northwest corner of said Lot No. 3; thence easterly with the line between said Lot Nos. 3 and 4, 213.68 feet to the point of beginning.

Being the same property conveyed to Carl R. Eaby, IV and wife, Frances Anne Eaby by Warranty Deed from Gerry E. Snoddy, unmarried, of record in Book 9405, Page 656, Register's Office for Davidson County, Tennessee. Said property further conveyed by Quitclaim Deed From Frances Ann Atkinson Eaby to Carl Reese Eaby, IV, of record in Book 10804, Page 70, said Register's Office. Carl R. Eaby, IV and Carl Reese Eaby, IV are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

Right of Way of Lealand Lane

All other easements and restrictions of record in said Register's Office.

Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 4423 Lealand Lane, Nashville, Tennessee 37204.

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 I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of December, 2000.

Carl R Eaby IV

Carl R. Eaby, IV

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl R. Eaby, IV, a married man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of December, 2000.

Notary Public

11-18-01

My Commission Expires

02570-BP