WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th Day of December, 2000.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires OCT. 25, 2003

(AFFIX SEAL)

Record & Return To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027
File No. 200011476

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tolbert G. Higgins and Evelyn O. Higgins	Owner	Map 146-15-0
(NAME)	(NAME)	
635 Devon Drive	635 Devon Drive	
(ADDRESS)	(ADDRESS)	Parcel 075.00
Nashville, TN 37220	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Downtown Developement Realty, LLC**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Tolbert G. Higgins and wife, Evelyn O. Higgins** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 97, on the Plan of Haileywood Estates, Section VI, of Record in Book 2331, page 158, Register's Office for Davidson County, Tennessee being more particularly described as follows:

Said Lot No. 97, fronts 186.3 feet on the southeasterly margin of Devon Drive and runs back between lines measuring 175.2 feet on the northeasterly line and 283.5 feet on the southwesterly line to a dead line measuring 147.00 feet thereon.

Being the same property conveyed to Downtown Developement Realty LLC by Warranty Deed of record in Instrument No. 200004250041512, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2634, page 612, Register's Office for Davidson County, Tennessee; Subject to all matters as shown on Plat Book 2331, page 158, said Register's Office.

This is unimproved ( )
improved(x) property, known as 635 Devon Drive Nashville TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 27th Day of December, 2000.

Davidson County DEEDWARR
Recvd: 12/28/00 10:02 2pgs
Fees:11.00 Taxes:632.70

20001228-0126890

Downtown Developement Realty, LLC

By: Andrew G. Higgins, Chief Manager

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public in and for said County and State, Andrew G. Higgins, with whom I am personally acquainted and who upon his/her oath acknowledged him/herself to be the Chief Manager of Downtown Developement Realty, LLC, the within-named bargainor, and that he/she as such Chief Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Downtown Developement Realty, LLC by the said Andrew G. Higgins as such Chief Manager.

Witness my hand and official seal this the 27th day of December, 2000.

Notary Public

My Commission Expires: My Commission Expires OCT. 25, 2003