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Prepared by:
Combos Law Firm
315 Deaderick St., Suite 1430
Nashville, TN 37238

Davidson County DEEDWARR
Recvd: 01/09/01 09:35 2pgs
Fees:11.00 Taxes:615.13
20010109-0002666

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 166,250.00.

Jean A. Gilley
Affiant

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

Subscribed and sworn to before me, this 8th day of January, 2001.

Jane Grazer
Notary Public

My Commission Expires: 9/22/2002

ADDRESS OF OWNER	SEND TAX BILL	MAP-PARCEL
JEAN AUGUSTA GILLEY 1513 Bradyville Road Readyville, TN 37205	Kathy Peyton 945 Percy Warner Blvd. Nashville, TN 37205	Map 129-12-0 Parcel 040.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DAVID McFARLAND, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO JEAN AUGUSTA GILLEY, HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS 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. 234 on the Plan of Warner Park Valley, Section 1, of record in Plat Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David McFarland, unmarried by deed from Mitzi Ann Wiseman, unmarried, of record in Book 11683, page 591, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, KNOWN AS 945 Percy Warner Boulevard, Nashville, Tennessee 37205.

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 successors and assigns forever; and I do covenant with the same 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, except for 2000 property taxes, which have prorated between the parties, taxes for subsequent years, not yet due and payable, matters shown on the Plan of record in Book 3600, pages 12, 13 and 14, Restrictive Covenants of record in Book 3466, page 89, Book 3577, page 511, Book 3534, page 128, Book 3702, page 465 and in Book 3770, page 81, Register's Office for Davidson County, Tennessee; and I do further covenant and bind myself, my heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 29th day of March, 2000.

David McFarland

STATE OF TN.
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David McFarland, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument or the purposes therein contained.

Witness my hand and official seal at office, this 29 day of March, 2000.

Notary Public

My Commission Expires:

My Commission Expires OCT. 25, 2003

