STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of January, 2000.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 01/09/01 14:14 2pgs
Fees:11.00 Taxes:266.40
20010109-0002886

ADDRESS NEW OWNER(S) AS FOLLOWS:
Timothy Grable and Therese Grable
3149 Justin Towne Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Netfirst Mortgage.net, Inc.
445 Atlanta South Parkway, Suite 105
Atlanta, GA 30349

MAP-PARCEL NUMBERS:
150-02-0-189.00

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, **Shawn L. Witham, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Timothy Grable and wife, Therese Grable** 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:

Being Lot No. 17A on the Plan of Justin Towne Resubdivision of Lots 13 through 26, Section II, as of record in Book 5200, page 528 and amended as Zone Lot Division of Lots 15, 17 and 20 in Book 5200, page 619, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shawn L. Witham, an unmarried man, by Warranty Deed Mark J. Burns, unmarried, of record in Book 9549, page 628, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

The Plan of record in Book 5200, Page 528, and amended in Book 5200, Page 619, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6145, Page 443, Register's Office for Davidson County, Tennessee.

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

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3149 Justin Towne Court, Antioch, Tennessee 37013.

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 5th day of January, 2000.

Shawn L. Witham

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 Shawn L. Witham, an unmarried man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

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

Notary Public

11-18-01
My Commission Expires

02625-BP