39-03

GENERAL WARRANTY DEED

FROM: ROBERT CAPERTON HANNON, and wife, IVEY L. HANNON **Grantors**

TO: ANDREA T. MCKELLAR, and husband, CHARLES PATRICK MCKELLAR **Grantees**

This instrument was prepared by:
Robert C. Hannon
STITES & HARBISON PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
3816 Dartmouth Avenue Nashville, TN 37215	(New Owner)	116-08-099

Davidson County DEEDWARR
Recvd: 01/17/01 14:16 4pgs
Fees:19.00 Taxes:999.00
20010117-0005154

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Seventy Thousand and No/100 Dollars ($270,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 11 day of January, 2001.

Notary Public

JANE M. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

My Commission Expires: 9-29-2001

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROBERT CAPERTON HANNON and wife, IVEY L. HANNON, ("**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto ANDREA T. MCKELLAR and husband, CHARLES PATRICK MCKELLAR, ("**Grantees**"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 3816 Dartmouth Avenue, Nashville, Davidson County, Tennessee 37215.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and Grantors have a good right to convey the Property, and the Property is unencumbered except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever, other than claims arising from the matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 11 day of January, 2001.

ROBERT CAPERTON HANNON

IVEY L. HANNON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth M. Ballew a Notary Public of said County and State, ROBERT CAPERTON HANNON, the within named 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 for the purposes therein contained.

Witness my hand, at office, this 11 day of January, 2001.

Notary Public

My Commission Expires: 9-29-2007

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth M. Ballew a Notary Public of said County and State, IVEY L. HANNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of January, 2001.

Notary Public

My Commission Expires: 9-29-2007

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 13, Block "A" on the Plan of Woodmont Lane Homesites, of record in Plat Book 1130, page 13, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Robert Caperton Hannon and wife, Ivey L. Hannon by deed from Carolyn Rae Cole, unmarried, of record in Book 10692, page 423, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes for the year 2001, a lien, which are not yet due and payable. Tax Parcel No. 116-08-099.

2. All matters shown on the plan of record in Plat Book 1130, page 13, said Register's Office.