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THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **TUNE, ENTREKIN & WHITE, P.C.** 21st Floor, AmSouth Center 315 Deaderick Street Nashville, Tennessee 37238 (615) 244-2770	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $600,000.00. AFFIANT Subscribed and sworn to before me, this 26th day of January, 2001. NOTARY PUBLIC My Commission Expires:

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Number:
Jeffrey D. Draughn & wife Barbara D. Draughn 408 Sunnyside Drive Nashville, TN 37205	Guaranty Trust Co. 640 Broadmoor Blvd. Suite 600 Murfreesboro, TN 37129	Map 116-11 Parcel 45

Davidson County DEEDWARR
Recvd: 01/30/01 13:21 2pgs
Fees:11.00 Taxes:2220.00

20010130-0009090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

MacRae Fort Linton and Kelly Akers Linton, (Grantor") do hereby bargain, sell, transfer and convey unto Jeffrey Daniel Draughn and wife Barbara D. Draughn ("Grantee") their heirs, representatives and assigns, all their right title and interest in and to property located in Nashville Davidson County, Tennessee and more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being the southerly 60 foot of Lot 18 and the northerly 80 feet of Lot 17 of Block E, in the HONEYWOOD SUBDIVISION of the Malone Estate, not of record, more particularly described as follows:

BEGINNING at a point in the east margin of Sunnyside Drive, 590 feet, more or less, south of the north margin of Malone Avenue, being the southwest corner of property heretofore conveyed to William Frank Cox and wife, by deed of record in Book 2043, page 474, Register's Office for said County; running thence in an easterly direction with Cox's south line, 284 feet, more or less, to a point in the east boundary line of Lot 18, Cox's southeast corner; thence in a southerly direction with the east boundary lines of Lot 18 and 17, 140 feet to a point, being the northeast corner of a 20 foot strip conveyed to Victor H. Stromquist and wife, by deed recorded in book 2083, page 228, said Register's Office; thence in a westerly direction with Stromquist's north line 284 feet to a point in the easterly margin of Sunnyside Drive, Stromquist's northwest corner; and thence in a northerly direction with the east margin of Sunnyside Drive, 140 feet, more or less to the beginning.

Being the same property conveyed to MacRae Fort Linton and wife, Kelly Akers Linton by Warranty Deed from Glen W. Jones, Jr. and wife, Mary Jane Hillard Jones

of record in Book 9046, page 343, Register's Office for Davidson County Tennessee.

This is improved property generally known as 408 Sunnyside Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey Daniel Draughn and wife Barbara DeWitt Draughn, their heirs, representatives and assigns, forever.

AND MacRae Fort Linton and Kelly Akers Linton, do hereby covenant with the said Jeffrey Daniel Draughn and wife Barbara DeWitt Draughn that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except for:

Current years taxes which are being prorated and assumed by Grantees and any and all easements and restrictions.

AND MacRae Fort Linton and Kelly Akers Linton do further covenant and bind themselves, their heirs, representatives and assigns to warrant and forever defend the title to said land to the said Jeffrey Daniel Draughn and wife Barbara DeWitt Draughn, their heirs, representatives and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 25th day of January, 2001.

MacRae Fort Linton

Kelly Akers Linton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MacRae Fort Linton and Kelly Akers Linton, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tn, on this 25th day of January, 2001.

NOTARY PUBLIC

My commission expires: 3/27/2004