Davidson County DEEDWARR
Recvd: 02/01/01 13:24 2pgs
Fees:11.00 Taxes:1461.50

20010201-0009950

This instrument prepared by
John J. Archer, Atty., 300 Jas. Robertson Pky., 3rd Floor, Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration given for this transfer or the value value of the property transferred, whichever is greater, is $395,000.00.

Grantee or Grantee's Agent

Sworn to and subscribed before me
this 1st day of February, 2001.

Notary Public My commission expires 7-28-01

ADDRESS NEW OWNER
Siasconset Properties, G.P.
c/o Dudley Warner Properties
P.O. Box 158202
Nashville, TN 37215

SEND TAX BILLS TO
same

MAP/PARCEL ID
Map 130-07-0
Parcel 051.00

WARRANTY DEED

For good and valuable consideration paid and received, the Grantors, JOHN J. ARCHER and wife, JOANNE B. ARCHER, have bargained and sold, and by these presents do transfer and convey unto the Grantee, SIASCONSET PROPERTIES, G.P., a Tennessee general partnership, the following described tract or parcel of land:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 181-A, and Lot No. 181-B, on the Map of the Resubdivision of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County.

Said southerly one-half of Lot No. 181-A and Lot No. 181-B adjoin and front together 150 feet on the easterly side of Westview Avenue, and extend back between parallel lines 300 feet to a dead line in the rear, on which they measure 150 feet.

Being the same property as described and conveyed in the deed from Barney H. Barrett and wife, Alyce R. Barrett, to John J. Archer and wife, Myrtle Ann Archer, of record in Book 4387, page 145, said Register's Office, and in the deed from Myrtle Ann Archer to John J. Archer, of record in Book 10039, page 825, said Register's Office.

PROPERTY ADDRESS: This is improved property known as 706 Westview Ave., Nashville, TN 37205.

Said property is conveyed subject to the lien of current year *ad valorem* taxes, which have been prorated and assumed by the Grantee.

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, its successors and assigns, forever. And the Grantors do covenant with the Grantee that the Grantors are lawfully seized and possessed of said land in fee simple and have a good right to convey it, and that the same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

And the said JOHN J. ARCHER and wife, JOANNE B. ARCHER, do hereby quitclaim and release to the said Grantee, SIASCONSET PROPERTIES, G.P., a Tennessee general partnership, whatever easement rights and interests, if any, they or either of them may have in the land which underlies the macadam drive depicted on the loan survey prepared by Richard B. Omohundro, surveyor, dated December 11, 1969. Said John J. Archer does confirm and represent that he has made full and continuous use of said macadam drive from and after December of 1969.

Joanne B. Archer, the wife of John J. Archer, joins in this instrument for the purpose of conveying to the Grantee all right, title and interest she may have in the described property by virtue of the marital relationship, but no further or otherwise and without personal covenant or warranty of title.

Witness our hands this 1st day of February, 2001.

JOHN J. ARCHER

JOANNE B. ARCHER
by John J. Archer, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of February, 2001, before me personally appeared JOHN J. ARCHER, with whom I am personally acquainted (or whose identity was established by satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained. I certify that I am a Notary Public authorized to act and now acting within and for the State above mentioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission expires: 2-8-01

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of February, 2001, before me personally appeared JOHN J. ARCHER, with whom I am personally acquainted (or whose identity was established by satisfactory evidence), who executed the within instrument in behalf of JOANNE B. ARCHER and acknowledged that he executed the same as the free act and deed of JOANNE B. ARCHER, for the purposes therein contained. I certify that I am a Notary Public authorized to act and now acting within and for the State above mentioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission expires: 2-8-01

Notary Public