THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17685**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $197,000.00. Affiant Subscribed and sworn to before me, this 1st day of FEBRUARY, 2001. Notary Public My Commission Expires: 11/29/03

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Marilyn H. Willis 101 Nichols Court Nashville, TN 37205	ABN AMRO Mortgage Group, Inc. 4242 W. Harlem Avenue Norridge, Il 60706	MAP 116-3-E PAR 1.00 CO FB 07DA 90600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ANN N. JAMES, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARILYN H. WILLIS, UNMARRIED("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 101 NICHOLS COURT, NASHVILLE, TENNESSEE 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of FEBRUARY, 2001.

Ann N. James
ANN N. JAMES

Davidson County DEEDWARR
Recvd: 02/05/01 11:38 2pgs
Fees:11.00 Taxes:728.90
20010205-0010904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ANN N. JAMES, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of FEBRUARY, 2001.

My Commission Expires: 11/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of Nichols Court Condominiums, a horizontal property regime established by Master Deed, of record in Book 6087, page 444 as amended in Book 6096, page 70 and in Book 6197, page 642, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Revised Nichols Court of record in Plat Book 5200, page 496, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ann N. James, unmarried by deed from John Fry Speed, unmarried of record in Book 8073, page 838, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantor; (2) Restrictions of record in Book 5927, page 78, corrected in Book 5944, page 868, Book 6087, page 444, amended in Book 6096, page 70 and in Book 6197, page 642; (3) Easements of record in Book 6054, page 268, Book 5927, page 75, Book 5927, page 78, corrected in Book 5944, page 868; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 496, said Register's Office.