FILE BOX 19B

# WARRANTY DEED

STATE OF TENNESSEE 01-3-38-D
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| FRED M. MILLIGAN, JR. (NAME) | SOUTHTRUST MORTGAGE CORPORATION (NAME) | MAP 116-13-0-D |
| 319 Allen Place (ADDRESS) | 210 Wildwood Parkway (ADDRESS) | PARCEL 002CO |
| Nashville, TN 37205 (CITY) (STATE) (ZIP) | Birmingham, AL 35209 (CITY) (STATE) (ZIP) | F.B.# 08D2-78222 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MARY H. DUNIGAN AND HUSBAND, WILLIAMS J. DUNIGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED M. MILLIGAN, JR., AND WIFE, CLARA M. MILLIGAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the Re-subdivision of Lots 23 & 2, Jocelyn Manor, a Planned Unit Development, of record in Instrument No.: 20001115-0113382, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mary H. Dunigan, by Deed from J. Terry Hunter, Trustee, of record in Book 7150, Page 312, Register's Office for Davidson County, Tennessee. And by Quitclaim Deed from David R. Smith and wife, Catherine Gemmato-Smith recorded simultaneously herewith.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws of Jocelyn Manor, of record in Book 6950, Page 128, and as amended in Book 7008, Page 333, and in Book 7132, Page 755, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

William J. Dunigan, spouse of the above named Mary H. Dunigan, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

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Davidson County DEEDWARR
Recvd: 03/19/01 15:12 2pgs
Fees:11.00 Taxes:1406.00

20010319-0026172

unimproved ( )
This is improved ( X ) property, known as 319 Allen Place, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 15th day of March, 2001

MARY H. DUNIGAN Mary H. Dunigan
By: Debbie Parker
Debbie Parker, Attorney-in-fact

WILLIAM J. DUNIGAN William J. Dunigan
By: Debbie Parker
Debbie Parker, Attorney-in-fact

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THIS instrument is being executed in behalf of William J. Dunigan and wife, Mary H. Dunigan pursuant to a Power of Attorney executed by same on the 25TH. day of ~~March~~ JANUARY, 2001, and being filed for record simultaneously herewith.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 15th day of March, 2001, before me personally appeared DEBBIE PARKER, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of WILLIAM J. DUNIGAN AND WIFE, MARY H. DUNIGAN, and acknowledged that she executed the same as the free act and deed of the said WILLIAM J. DUNIGAN AND WIFE, MARY H. DUNIGAN.

My Commission Expires: 05/28/03

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.