Davidson County DEEDWARR
Recvd: 04/03/01 12:23 2pgs
Fees:11.00 Taxes:2105.30
20010403-0032117

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. 17819

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $569,000.00.

Sara S. Hinman
Affiant

Subscribed and sworn to before me, this 30th day of March, 2001.

SARAH TYLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Sarah Tyler
Notary Public
My Commission Expires: 7/26/2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS. KENNETH F. HINMAN 608 Starlit Road Nashville, Tennessee 37205	WELLS FARGO HOME MTG.,INC. P. O. Box 5137 Des Moines, IA 50306-5137	MAP 102-16 PAR 26 FB 8DZ48625

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, JOHN R. JACOBSON AND WIFE, DEE DENSON JACOBSON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KENNETH F. HINMAN AND WIFE, TARA S. HINMAN ("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 608 Starlit Road, 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 30th day of March, 2001.

John R. Jacobson
JOHN R. JACOBSON

Dee Denson Jacobson
DEE DENSON JACOBSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN R. JACOBSON and DEE DENSON JACOBSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2001.

Notary Public

My Commission Expires: 11/29/03

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of Hillwood Estates Section 10, as of record in Plat Book 2331, pages 95 and 96, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John R. Jacobson and wife, Dee Denson Jacobson, by deed from John S. Ryder and wife, Diane H. Ryder of record in Book 10280, page 920, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 2331, pages 95 and 96, said Register's Office.