Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

~~30-B~~
File #01-1119

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/01 10:55 2pgs
Fees:11.00 Taxes:643.43
20010404-0032683

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James O. Price, and wife, Kathleen Louise Wolff, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Alan Duesterhaus and wife, Mary Duesterhaus,* hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

*and Catherine Black, unmarried, as Joint Tenants with Rights of Survivorship, a 1/3 interest in each,

Land in Davidson County, Tennessee, being the westerly 60 feet of Lot No. 62 on the Plan of Bel Air, as of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 62 fronts 60 feet on the northerly side of Westwood Avenue and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to James O. Price, an unmarried man by deed of record in Book 9874, Page 563, Registers office for said County. Kathleen Louise Wolff, spouse of James O. Price, joins in the conveyance to convey any and all marital interest she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2504 Westwood Avenue, Nashville TN 37212 .

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of March, 2001

James O. Price

James O. Price

Kathleen Louise Wolff by James O Price

Kathleen Louise Wolff, by James O. Price, Attorney in Fact
Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 21st day of March, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James O. Price, individually and James O. Price for Kathleen Louise Wolff, as her attorney-in-fact , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 173,900.00.

Mary E. Duesterhaus
Affiant

Sworn and subscribed before me on this the 21st day of March, 2001.

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NEW OWNER:
Alan Duesterhaus
2504 Westwood Avenue
Nashville, TN

RESPONSIBLE FOR TAX PAYMENT:
Commonwealth One Federal Credit Union
4875 Eisenhower Avenue
Alexandria, VA 22304

TAX MAP-PARCEL #:
104-15-318