BOX 58-B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Christopher T. Grazer 914 Ilawood Drive Nashville, Tennessee 37211	New Owner 914 Ilawood Drive Nashville, Tennessee 37211	Map 162-13 Parcel 227
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

Davidson County DEEDWARR
Recvd: 04/06/01 09:52 2pgs
Fees:11.00 Taxes:296.00

20010406-0033751

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY THOUSAND and NO/100 ($80,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **REUBEN McGEE, a married person,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **CHRISTOPHER T. GRAZER, a single man,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being Lot Number 69-A, Zone Lot Division Lots 56, 57 and 69 on the Plan of Dreamland Estates Southeast, Section Two, of record in Plat Book 5200 at page 648 and as amended in Book 6250 at page 802, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Said Lot formerly referred to in error as Lot Number 69-A, Zone Lot Division Lots 76, 57, and 69, Dreamland Estates Southeast, Section Two, as of record in Book 6250, page 802, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed by Quitclaim Deed from Mipal Khurana and wife, Sudha Khurana to Reuben McGee, of record as Instrument No. 20010330-0030775, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision Plan of record in Book 5200, page 648 as amended in Book 6250, page 802; to Restrictive covenants of record in Book 6192, page 926, Book 6426, page 636, and Book 6437, page 304 as corrected in Book 6467, page 165; both of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 914 Ilawood Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2000 property taxes, which taxes are being prorated between the parties, the Grantor paying to the Grantee his proportionate share and the Grantee assuming payment thereof.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 3rd day of April, 2001.

REUBEN McGEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Reuben McGee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and seal, this 3rd day of April, 2001.

KAY M. TENPENNY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Kay M. Tenpenny
Notary Public

My Commission Expires: 09/25/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $80,000.00.

AFFIANT

Subscribed and sworn to before me, this 3rd day of April, 2001.

KAY M. TENPENNY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Kay M. Tenpenny
NOTARY PUBLIC

My Commission Expires: 09/25/04