Box 28A

01010005

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 04/23/01 10:08 3pgs
Fees:15.00 Taxes:795.50
20010423-0039763

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME BEFORE, THIS THE 20th DAY OF April, 2001

NOTARY PUBLIC

My Commission expires: 9/28/2004

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JAMES M. DILLON	~~JAMES M. DILLON~~) WILSON BANK & TRUST	Map:109-01-0A Parcel:027.00
(NAME) 3905 LAKERIDGE RUN	(NAME) 623 WEST MAIN STREET	Map: Parcel:
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS) LEBANON, TN 37087	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 01010005

Warranty Deed

For and in Consideration Of the sum of $ 215,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

PATRICIA LOUISE BROWN , UNMARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAMES M. DILLON

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35, on the plan of Phase Two, Lakeridge, of record in Plat Book 9700, page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Louise Brown by Quitclaim Deed from Christopher Todd Dawson of record in Book 11669, page 354, Register's Office for Davidson County, Tennessee. Patricia L. Brown being the same person as Patricia Louise Brown.
(See Attached Exhibit "A")
This is improved property known as 3905 LAKERIDGE RUN, NASHVILLE, TENNESSEE 37214

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 18th day of January, 2001

/ Patricia L Brown
PATRICIA LOUISE BROWN

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named PATRICIA LOUISE BROWN, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and office seal at the office this 18 day of January, 2001

Edward E. Russell
NOTARY PUBLIC

My Commission expires:
6-2-2002

WILLIAMSON CO. TENN. * EDWARD E. RUSSELL NOTARY PUBLIC AT LARGE

EXHIBIT "A"

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for 2001, which have been prorated and assumed by the GRANTEE.

2. Matters shown on the Plan of record in Book 9700, page 114, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9669, page 715, said Register's Office.