BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2001. Notary Public MY COMMISSION EXPIRES: OCTOBER 25, 2003. (AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER E. QUAIL		**092-13-0-269.00**
(NAME) **339 CHAMBERLIN STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, JAMES R. ROUNDS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER E. QUAIL, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 5, of Block 27, on the Plan of Plummer Place, of record in Book 161, page 39, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Rounds, unmarried, from Karen E. Winkler Boyd and husband, Kevin D. Boyd by deed of record in Book 10522, page 629, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to a Deed of Trust executed by James R. Rounds, unmarried, on July 7, 1997, to Franklin American Mortgage Company in the original principal amount of $59,305.00 of record in Book 10522, page 632, said Register's Office.

Davidson County DEEDWARR
Recvd: 04/23/01 11:06 2pgs
Fees:11.00 Taxes:266.40

20010423-0039825

Unimproved ( )
This is improved(X) property, known as 339 CHAMBERLIN STREET, NASHVILLE, TN 37209
(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 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, **(SEE SUBJECT TO LANGUAGE PAGE ONE)** 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 my hand(s) this 18th day of **April, 2001**.

JAMES R. ROUNDS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, **the** within named **JAMES R. ROUNDS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,** Tennessee this 18th day of **April, 2001**.

Commission expires:OCTOBER 25, 2003.

Notary Public

LEE A. COHEN
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE