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. 17838**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Godmund M. Wood Affiant Subscribed and sworn to before me, this 30th day of APRIL, 2001. Dolly J. Peay Notary Public My Commission Expires: 6-13-2001

WARRANTY DEED

Address New Owner: Mr. David K. Frances Ms. Andrea l. Taylor 3631 Saratoga Drive Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 117-01 PAR 29.00 FB 07DA 02670

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, JASON NEEDHAM, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID K. FRANCES AND ANDREA L. TAYLOR, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("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 3631 Saratoga Drive, 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 APRIL, 2001.

JASON NEEDHAM

Davidson County DEEDWARR
Recvd: 05/01/01 11:10 2pgs
Fees:11.00 Taxes:1165.50

20010501-0043754

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JASON NEEDHAM, 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, at office, this 30th day of APRIL, 2001.

My Commission Expires: _____ Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 40 and the West 30 feet front and 30.18 feet rear of Lot No. 39, Block A, on the Map of Bellwood, as of record in Plat Book 547, pages 149 and 150, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot and part of said Lot adjoin and front together 90 feet on the South side of Saratoga Drive, and runs back 171.42 feet on the West line of Lot 40 and 164 feet, more or less, along the East line of the West 30 feet of Lot No. 39, to a dead line in the rear on which it measures 80.18 feet.

Being the same property conveyed to Jason Needham by deed from Terry A. Day and wife, Milicent R. Day of record in Book 11690, page 53, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 702, page 743 and Book 716, page 442; and (3) All matters appearing on the Plan of record in Plat Book 547, page 149 and 150, said Register's Office.