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This Instrument Prepared By:
Broker's Escrow Services, Inc.
211 Donelson Pike, Suite 2, P. O. Box 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
William R. Elgin
2502 Midvale Dr.
Nashville, Tennessee 37214

MORTGAGEE:
GMAC Mortgage Corporation
1198 West Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 05/01/01 15:58 2pgs
Fees:11.00 Taxes:501.35
20010501-0044061

SEND TAX BILL TO:
Owner

MAP	**84**
GROUP	**4**
PARCEL	**30**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth Lee Dyer Sr., Bryan E. Dyer Jr. and Judith Ann Squitieri** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **William R. Elgin, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39, Section II, McGavock Heights Subdivision as of record in Book 2330, Page 101, Register's Office for said County.

Said Lot No. 39 fronts 95 feet on the northerly side of Midvale Drive, and runs back 173.1 feet on the westerly line and 170.2 feet on the easterly line to a dead line in the rear on which it measures 95.1 feet.

Being the same property conveyed to Kenneth Lee Dyer Sr., Bryan E. Dyer Jr. and Judith Ann Squitieri, each a one-third, undivided interest as tenants in common by Executor's Quitclaim Deed of record in Instr No. 20010110-0003193, Register's Office for Davidson County, Tennessee.

This is improved property known as 2502 Midvale Dr., Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et seq.
2. Subject to all covenants, subdivision restrictions, easement and other matters of record in Plat Book 2330, Page 101, Register's Office for Davidson County, Tennessee.
3. Subject to Plan of Record in Plat Book 2330, Page 101, Register's Office for Davidson County, Tennessee.
4. Subject to all Homeowner Association dues and/or fees, if any, of record in Register's Office for Davidson County, Tennessee.

5. Subject to unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

6. This Real Property is sold "AS IS" without any warranties expressed or implied except the warranty of title.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 30th day of April, 2001.

Kenneth Lee Dyer Sr.

Bryan E. Dyer Jr.

Judith Ann Squitieri

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kenneth Lee Dyer Sr., Bryan E. Dyer Jr. and Judith Ann Squitieri**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of April, 2001.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires:

My Commission Expires
September 13, 2003

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $135,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day
of April, 2001.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TENN.

My Commission Expires:

My Commission Expires
September 13, 2003