STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $73,000.00.

James M. Whitus
Affiant

Subscribed and sworn to before me on this 2nd day of May, 2001.

Deborah R. Sells
Notary Public

My Commission Expires: My Commission Expires JAN. 31, 2004

Davidson County DEEDWARR
Recvd: 05/03/01 16:22 2pgs
Fees:11.00 Taxes:270.10
20010503-0045823

DEBORAH R. SELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

This Instrument Was prepared By:

Thomas J. Dement, II
Leitner, Williams, Dooley & Napolitan, PLLC
2300 AmSouth Center
Nashville, Tennessee 37238-2300

Address New Owners as Follows:	Send Tax Bills to:	Description
James M. Whitus, Jr. and Mary Ellen Whitus 152 Tusculum Road Antioch, Tennessee 37013	James M. Whitus, Jr. and Mary Ellen Whitus 152 Tusculum Road Antioch, Tennessee 37013	Plan of Colewood Acres Section 1 Lot #10

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, Mary Dianne Hirst McBrayer a/k/a Mary D. McBrayer, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto James M. Whitus, Jr. and Mary Ellen Whitus, hereinafter called Grantees, their heirs, successors, and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being all of Lot #10, Section 1, Plan of Colewood Acres as shown on survey and plat of same appearing of record in Plat Book 5420, page 530, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mary Frances Hirst, married, by deed of record in Deed Book 5420, page 530, in the Register's Office for Davidson County, Tennessee, the said Mary Frances Hirst having died intestate on December 8, 1992, leaving as heirs and beneficiaries at law Carl Fessey Hirst, her husband, and four children, Mary Dianne Hirst McBrayer, Carl Francis Hirst, James McMinnis Hirst, and Phillip Adrian Hirst, the said husband, Carl Fessey Hirst, having died intestate on September 16, 1998, leaving as heirs and beneficiaries at law, four children, Mary Dianne Hirst McBrayer, Carl Francis Hirst, James McMinnis Hirst, and Phillip Adrian Hirst.

Being the same property as 152 Tusculum Road, Antioch, TN 37013.

Also being the same property conveyed to Mary Dianne Hirst McBrayer by Quit Claim Deed dated May 8, 1999, and recorded in Book 11471, Page 167, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Mary Dianne Hirst McBrayer by Quit Claim Deed dated May 8, 1999, and recorded in Book 11471, Page 164, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Mary Dianne Hirst McBrayer by Quit Claim Deed dated May 6, 1999, and recorded in Book 11471, Page 161, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes the for the year 2001, which have been prorated and assumed by Grantees.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their heirs, successors, and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed with said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 2nd day of May, 2001.

Mary Dianne Hirst McBrayer
MARY DIANNE HIRST MCBRAYER
a/k/a MARY D. MCBRAYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of May, 2001, before me personally appeared MARY DIANNE HIRST MCBRAYER a/k/a MARY D. MCBRAYER known to me (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Sworn to and subscribed before me this the 2nd day of May, 2001.

Deborah R. Sells
NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN. 31, 2004