PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 05/16/01 13:37 2pgs
Fees:11.00 Taxes:1272.80
20010516-0050743

W & I Ref: (st) Title No: 42390
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew Donelson Dunn Lisa Malone Dunn 1215 Otter Creek Road Nashville, TN 37215	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 145-10-033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 344,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Gentry Barden and spouse, Rachel W. L. Barden,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Donelson Dunn and spouse, Lisa Malone Dunn,** hereinafter called the **Grantee**, Grantee's 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. 132 on the Plan of Tyne Valley Estates, Section 9 of record in Book 3700, Page 65 & 66 Register's Office for said County.

Said Lot No. 132 fronts 185.00 feet on the southerly margin of Otter Creek Road and extends back 290.0 feet on the easterly line and 285.4 feet on the westerly line to a dead line in the rear, measuring 188.3 feet thereon.

Being the same property conveyed to James Gentry Barden and spouse, Rachel W. L. Barden by deed from James R. Surface and spouse, Mary E. Surface of record in Book 8763, Page 879, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3700, Page 65 & 66, said Register's Office, which Plan shows minimum setback lines to be established by the City of Forest Hills and a 10 foot easement for public utility and drainage along the rear line(s); a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot; a 5 foot right of way easement along the front line of said lot.

This is improved property, known as: 1215 Otter Creek Road, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of May, 2001.

James Gentry Barden

Rachel W. L. Barden

State of Tennessee
County of Davidson

On this 15th day of May, 2001, before me the undersigned authority, personally appeared **James Gentry Barden** and **Rachel W. L. Barden**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 344,000.00

Affiant

Sworn and subscribed before me on the 15th day of May, 2001.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary Public