This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Robert J. Finney & Harold D. Plemons
114 Cedar Forest
Smyrna, TN 37167

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 05/18/01 11:56 2pgs
Fees:11.00 Taxes:185.00
20010518-0051755

WARRANTY DEED

(Map Number 81-10; Parcel Number 238.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **VICTOR C. TYLER and wife, ELFREDA B. TYLER,** have bargained and sold and do hereby transfer and convey unto **ROBERT J. FINNEY and wife, MARLEEN A. FINNEY, and HAROLD D. PLEMONS and wife, CAROLYN R. PLEMONS,** their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the plat of Tyler's Three Lot Subdivision, Osage Street & 23rd Avenue, of record in Plat Book 8250, page 75, Register's Office for Davidson County, Tennessee.
>
> BEING part of the same property conveyed to Victor C. Tyler by deed from USA Financial Services, Inc., of record in Book 7854, page 255, Register's Office for Davidson County, Tennessee.
>
> Elfreda B. Tyler, spouse of Victor C. Tyler, joins in this conveyance solely to convey any right, title or interest she may have in the aforementioned property, marital or otherwise.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 8250, page 75, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **2302 Osage Street, Nashville, TN 37217**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 2001 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and binds Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 9th day of May, 2001.

VICTOR C. TYLER

ELFREDA B. TYLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Victor C. Tyler and wife, Elfreda B. Tyler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 9th day of May, 2001.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$50,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of May, 2001.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE