STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,900.00.

Myra P. Brooks
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of May, 2001.

Notary Public

NOTARY PUBLIC JOHN McCANN AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 9-11-2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/31/01 08:16 2pgs
Fees:11.00 Taxes:247.53
20010531-0056141

ADDRESS NEW OWNER(S) AS FOLLOWS:
Myra P. Brooks
~~1829 Morena Street~~ P.O. Box 290991
~~Nashville, Tennessee 37208~~ Nashville, TN 37229-0991

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 092-030-336.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Osborne Mallernee, Jr., unmarried,** hereinafter referred to as Grantor, hereby transfers and conveys to **Myra P. Brooks, unmarried,** hereinafter referred to as Grantee, her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of D. V. Seay's Subdivision of part of Lot No. 12 of the Harding Lytle Tract, as of record in Plat Book 161, page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to ROBERT OSBORNE MALLERNEE, JR. by deed from Julia L. Mallernee, a widow, of record in Book 4757, page 171, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters on the plan of record in Plat Book 161, page 68, said Register's Office.

All other easements, restrictions and matters of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 1829 Morena Street, Nashville, Tennessee 37208

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**, her heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of May, 2001.

Robert Osborne Mallernee, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Osborne Mallernee, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2001.

Notary Public

9-11-2001
My Commission Expires

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

03266-BW