THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18026**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $121,000.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: MR/MRS. JOHN W. LAMB, JR. 5025 Hillsboro Road, #19G Nashville, Tennessee 37215	**Send Tax Bills To:** MORTGAGE EDGE 45195 Business Court, #100 Sterling, Virginia 10266	**Tax Information:** MAP 131-01-OD PAR 165.00 CO FB 07DA76364

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JESSE G. TATE , MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN W. LAMB, JR. AND WIFE, DAMARIZ A. LAMB ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5025 Hillsboro Road, #19G, Nashville, Tennessee 37215 and is not now nor has it ever been the marital residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2001.

Jesse G. Tate by Janice Zeitlin

JESSE G. TATE
BY JANICE ZEITLIN, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING RECORDED
SIMULTANEOUSLY HEREWITH ★

★ 20010601005720 6

Davidson County DEEDWARR
Recvd: 06/01/01 15:13 2pgs
Fees:11.00 Taxes:447.70

20010601-0057207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janice Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for the said Jesse G. Tate and is authorized by the said Jesse G. Tate to execute this instrument on his behalf.

Witness my hand, at office, this 31st day of May, 2001.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 165, also known as Apartment No. 19-G on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133, and Book 6079, page 516, said Register's Office.

Being the same property conveyed to Jesse G. Tate and wife, June D. Tate by deed from Laura Rogers Coffey, Maxine Rogers Joslin, Otto Joslin, III and Terri Hauenstein of record in Book 7496, page 349, said Register's Office. The said June D. Tate having since died.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5211, page 325, Book 5616, page 133, Book 6079, page 516; (3) Charter of record in Book 5233, page 460; (4) Easements of record in Book 4308, page 575, Book 7873, page 859; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 4, said Register's Office.