Rocky Title 48-A
03

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Brian J. Dion Kevin M. Warner 5105 Rhett Drive Nashville, TN 37211	Bank of America, N.A. Attn: Tax Dept. 2059 Northlake Parkway Tucker, GA 30084	MAP and PARCEL 161-6 10

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 06/05/01 08:31 2pgs
Fees:11.00 Taxes:577.20

20010605-0057975

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, We, **Sam W. Brashear and Elinor R. Brashear, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Brian J. Dion and Kevin M. Warner as joint tenants with right of survivorship and not as tenants in common** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of McMurray Woods, Section III, as of record in Book 3300, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 159.8 feet on the west side of Rhett Drive and extends back 108.4 feet on the north line and 183.4 feet on the south line to a dead line in the rear on which it measures 176.8 feet.

Being the same property conveyed to Sam W. Brashear and wife, Elinor R. Brashear, by deed from Samuel R. Arnold and wife, Jessie W. Loring Arnold, of record in Book 4943, Page 376, Register's Office for Davidson County, Tennessee.

This is property with a common address of 5105 Rhett Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The plan of record in Book 3300, Page 83, said Register's Office, and all matters therein; (3) Restrictive Covenants of record in Book 3436, Page 411, said Register's Office.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $156,000.00

Affiant

Subscribed and sworn before me this 31st day of May, 2001.

Notary Public

My Commission Expires: 3/14/2005

NOTARY PUBLIC

SRB
ERB

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **May, 2001**.

Sam W. Brashear

Sam W. Brashear

Elinor R. Brashear

Elinor R. Brashear

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Sam W. Brashear and Elinor R. Brashear, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **31st** day of **May, 2001**.

Notary Public
My Commission Expires: 3/28/2002

File No. 0105-095