FILE BOX 45

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/01 13:05 2pgs
Fees:11.00 Taxes:499.50

20010605-0058250

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 20 01

Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland H. Gregory, III (NAME)	Cendant Mortgage Corporation (NAME)	MAP 109
308 Conifer Place (ADDRESS)	3000 Leadenhall Road (ADDRESS)	GROUP 1
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	PARCELS 12 & 35

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James E. Graves and wife, Pamela S. Graves, Trustees of the Graves Joint Revocable Living Trust Agreement U/A/D January 28, 1999, and any Successors in * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leland H. Gregory, III and wife, Gloria G. Gregory

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 95, on the Plan of Larchwood Subdivision, Section 2, of record in Book 5200, Page 207 and 208, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Also being conveyed is a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Beginning at an old U.S. Army Corp of Engineers survey monument located in the easterly boundary line of Larchwood-Section 2, as resubdivided in Book 5200, Page 207, Register's Office for Davidson County, TN; said monument also being a point in the common property line between Lots #94 and #95 of said subdivision; thence along the southerly property line of Lot #95, N 46 deg. 14' E 159.47' to an old U.S. Army Corp. of Engineers survey monument; thence leaving the said Lot #95 and along a new line S 25 deg. 44' 39" W 170.89' to an old U.S. Army Corp. of Engineers survey monument; said monument also being the most southeast corner of said Lot #94; thence with the northerly property line of Lot #94 N 43 deg. 11' W 59.82' to the point of beginning.

BEING the same property conveyed to James E. Graves and wife, Pamela S. Graves, Trustees of the Graves Joint Revocable Living Trust Agreement U/A/D January 28, 1999 and any Successors in Trust, and any amendments thereto, by

CONTINUED

unimproved ( )
This is improved (X) property, known as 308 Conifer Place, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Trust, and any amendments thereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand s this 4th day of June, 20 01

James E. Graves

Pamela S. Graves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Graves and wife, Pamela S. Graves, Trustees of the Graves Joint Revocable Living Trust Agreement U/A/D January 28, 1999, and any Successors in Trust, and any amendments thereto, the bargainor S, with whom I am personally acquainted or 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 Nashville, Tennessee, this 4th day of June 2001.

Commission expires January 29, 2005

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Quitclaim Deed from James E. Graves and Pamela S. Graves, Individually, of record in Book 11337, Page 350 and Book 11337, Page 352, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5479, Page 443; Book 5688, Page 696; Book 5681, Page 532; Book 6011, Page 130; Book 5308, Page 70; and Book 5158, Page 918, Register's Office for said County.

This conveyance is made subject to: (1) 2001 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 207 and 208, said Register's Office.