THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 149,900.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2001

Notary Public

My Commission Expires: 9.29.01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
C. DARREN DUCKWORTH 203 N. 16th Street Nashville, Tennessee 37206	SUNTRUST BANK P.O. Box 305110 Nashville, Tennessee 37230	MAP 83-10 PARCEL 172

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND NO/100---------- ($ 149,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, NANCY LEE ANDREWS AND HUSBAND, EDWIN MCINTIRE BARNES hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto C. DARREN DUCKWORTH and wife, LAUREN E. BUSCH DUCKWORTH 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 the middle fifty (50.0) feet of Lots No. 11, 12 and 13 on the Map of W.H. Cornelius, Jr. Subdivision of record in Book 57, page 124, Register's Office for Davidson County, Tennessee.

SAID part of Lots Nos. 11, 12 and 13 front fifty feet on the easterly side of North 16th Street, formerly Hickman Street, and run back between parallel lines 162.0 feet to the westerly line of Lot No. 14 on said Plan.

BEING the same property conveyed to Nancy Lee Andrews and husband, Edwin McIntire Barnes, by deed from Ali G. Gholizadeh, married, of record in Book 10123, page 55, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/05/01 15:18 2pgs
Fees:11.00 Taxes:554.63
20010605-0058520

This is improved property known as 203 N. 16th Street, Nashville, Tennessee 37206

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.

GRANTORs COVENANT with the said GRANTEEs that they 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of W.H. Cornelius, Jr. Subdivision of record in Book 57, page 124, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves_, _their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hands on this the _30th_ day of _May_, 2001.

Nancy Lee Andrews by Edwin Barnes POA

NANCY LEE ANDREWS
by her Attorney in Fact,
Edwin Barnes

Edwin McIntire Barnes

EDWIN MCINTIRE BARNES

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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 Edwin McIntire Barnes, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he_ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _30th_ day of _May, 2001_.

My Commission Expires: _9/29/01_

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edwin Barnes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nancy Lee Andrews, and acknowledged that he executed the same as the free act and deed of the said Nancy Lee Andrews.

WITNESS my hand and seal this 30th day of May, 2001.

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 9/29/01