| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| Andrew Fjellman and | Guaranty Trust | |
| Jessica Richards, Both Single Persons | 640 Broadmor Blvd. Suite 100 | MAP: 072-09-0 |
| 901 Caruthers Avenue | Murfreesboro, TN 37129 | |
| Nashville, TN 37204 | | PARCEL: 084.00 |
| | | |

This instrument prepared by: Robert J . Notestine, III, Attorney, 104 26B Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 05-10659

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, William C. Cotter and wife, Annette P. Cotter (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Andrew Fjellman and Jessica Richards, Both Single Persons(The "Grantees"), their heirs 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. 28 on the Plan of Montrose Place , as of record in Plat Book 57, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lo No. 28 is Located on the Southwest intersection corner of Caruthers Avenue and Duke Street now 9th Avenue South and Fronts 50 on the southerly side of Caruthers Avenue Running Back Between Parallel Lines, 170 feet to a dead line, measuring 50.5 feet.

Being the same property conveyed to William C. Cotter and wife, Annette P. Cotter by Deed from Dixie W. Fredrickson, Trustee of the Leslie A. Falk Living Trust, of record in Book 9462, page 317, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for the year 2001 and subsequent years,
2. Plan of Record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/05/01 18:33 3pgs
Fees:15.00 Taxes:344.10

20010605-0058799

This is improved property known as 901 Caruthers Avenue, Nashville, TN 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $93,000.00.

Affiant

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

My Commission Expires: 7/24/04

Notary Public

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, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the 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 above.

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

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

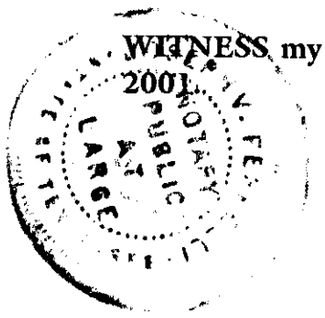
William C. Cotter

Annette P. Cotter

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 William C. Cotter and wife, Annette P. Cotter, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of May, 2001.



Joseph K. Ferrell, Jr.
Notary Public

My Commission Expires: 7/24/04