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. 18012**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Mary Louise A. LeBlanc Affiant Subscribed and sworn to before me, this 11th day of JUNE, 2001. Notary Public My Commission Expires:

DONALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Mary Louise A. LeBlanc 1620 Chickering Road Nashville, TN 37215	NEW OWNER	MAP 144-13-0 PAR 2.00 FB FH 02890

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, JOHN S. LAM, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARY LOUISE A. LEBLANC ("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 1620 Chickering Road, Nashville, Tennessee 37215.

JANET S. LAM, the spouse of JOHN S. LAM, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said JOHN S. LAM.

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 11th day of JUNE, 2001.

JOHN S. LAM

JANET S. LAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN S. LAM AND JANET S. LAM, 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, at office, this 11th day of JUNE, 2001.

My Commission Expires: _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 29 2003

Davidson County DEEDWARR
Recvd: 06/13/01 10:46 2pgs
Fees:11.00 Taxes:4440.00

20010613-0062196

EXHIBIT "A"

Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of the lands belonging to the estate of Samuel Northern, deceased, a plan of which appears of record in Minute Book "L", page 423, of the County Court for said County, being Lot No. 1, on a survey made by Barge-Waggoner and Sumner, Inc., Engineers, dated June 29, 1959, as follows:

Beginning in the center of Chickering Road, at the southwest corner of Tract No. 1 of the lands conveyed to Charles S. Ragland and wife, by deed from Josephine Douglas Smith, et al., Trustees, of record in Book 2486, page 221, said Register's Office; thence south 84 deg. 15 min. east 936.4 feet; thence north 5 deg. 45 min. east 271. 2 feet to the corner of Lots 1 and 2 on said survey; thence with the line between said two lots, north 81 deg. 39 min. west 858 feet to the center of Chickering Road; thence with the center of said road south 20 deg. 06 min. west 320 feet to the beginning.

Together with that certain easement for a private drive, granted by instrument of record in Book 2930, page 208, said Register's Office.

Being the same property conveyed to John S. Lam, married by deed from Harvie Branscomb, Jr., Ben Vaughan Branscomb and Lewis Branscomb, Co-Executors under the Last Will and Testament of Harvie Branscomb of record in Book 11526, page 452, said Register's Office.

This conveyance is made subject to (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) Easement of record in Book 2930, page 208; said Register's Office.