Box 5

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 06/12/01.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/13/01 13:44 2pgs
Fees:11.00 Taxes:1620.60

20010613-0062313

THIS INSTRUMENT WAS PREPARED BY
Michael Troy Haley, Attorney
Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Spears & Carrie M. Butler (NAME)	**PHH Mortgage Services** (NAME)	**144-15**
6112 Montcrest Drive (STREET ADDRESS/ROUTE NUMBER)	**3000 Leadenhall Road** (STREET ADDRESS)	**28.00**
Nashville, TN 37215 (CITY/STATE/ZIP)	**Mt. Laurel, NJ 08054** (CITY/STATE/ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THIRTY-EIGHT THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Blake P. Wilson and wife, Sandra S. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James B. Spears and Carrie M. Butler, both unmarried, as tenants in common**

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:

See Exhibit "A" Legal Description

Subject to the following: easements, setback lines and other matters as noted on Plat of record in Book 2331, page 61-62, Register's Office for Davidson County, Tennessee, and to restrictions of record in Book 4169, page 719, said Register's Office and otherwise of record; zoning regulations for the appropriate governmental authority and to public rights of way and rights for public utilities, and to matters which would be disclosed by an accurate survey; county property taxes for current year have been prorated as of date of deed based upon estimated amounts provided by Metro Assessor of Property and assumed by Grantees herein.

This is unimproved ( )
improved (X) property, known as 6112 Montcrest Drive (House Number/Street) Nashville (City/Town) TN (State) 37215 (Postal Code)

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 12th day of June, 2001.

BLAKE P. WILSON

SANDRA S. WILSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Blake P. Wilson and wife, Sandra S. Wilson** 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 **Brentwood, TN**, this **06/12/01**.

Notary Public

Commission Expires: 09/25/2004

EXHIBIT "A" LEGAL DESCRIPTION:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Hillsboro Park, Section 2, of record in Book 2331, Page 61 and 62, Register's Office for said County.

Said Lot No. 66 fronts 219.6 feet on the southeasterly margin of Montcrest Drive and extends back 305.0 feet on the northeasterly line and 293.8 feet on the southwesterly line to a broken line in the rear, measuring 137.0 feet thereon.

BEING the same property conveyed to Blake P. Wilson, and spouse, Sandra S. Wilson, by Warranty Deed from William V. Rolfe, and wife, Cathryn J. Rolfe, dated August 10, 2000, recorded August 16, 2000, of record in Instrument #200008160081313, Register's Office for Davidson County, Tennessee.

rta/75040-01