Davidson County DEEDWARR
Recvd: 06/14/01 15:30 2pgs
Fees:10.00 Taxes:826.95
20010614-0063158

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
WILLIAM B. DRESCHER
DINSMORE & SHOHL LLP
SUITE 1100, BANK OF AMERICA PLAZA,
414 UNION STREET, NASHVILLE, TN 37219.

GRANTOR: Michael A. Drescher and Brittany Kelly Drescher

GRANTEE: Brent J. Ware and wife Judy V. Ware

Address New Owner as Follows:	**Send Tax Bills: To:**	**Map Parcel No.**
3020 - 23rd Avenue South Nashville, TN 37215	Brent J Ware c/o LBMC P.O. Box 1869 Brentwood TN 37024-1869	117-2/167

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt and sufficiency of which are here acknowledged, **MICHAEL A. DRESCHER** and wife **BRITTANY KELLY DRESCHER**, collectively called the **"GRANTORS"**, herein, do hereby bargain, sell, and convey to **BRENT J. WARE** and wife, **JUDY V. WARE**, collectively called **"GRANTEES"**, herein, their heirs, successors, and assigns, certain real property situated in Davidson County, Tennessee, being more fully described as follows, to wit:

Being the southerly 40 feet of Lot 10 and the northerly 30 feet of Lot 9 of Block 3 on the Map of W. V. Davidson's Hillsboro Highlands as of record in Book 843, page 23, Register's Office for Davidson County, Tennessee

Said parts of said lots front 70 feet on the easterly side of 23rd Avenue, South, and run back between parallel lines 165 feet to a dead line.

BEING the same property conveyed to Michael A. Drescher and Brittany Kelley, as joint tenants with right of survivorship, by Deed of Record in Book 11297, page 854, Register's Office for Davidson County, Tennessee, and using the same description, there having been no new survey. The said Michael A. Drescher and Brittany Kelly having since married each other.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Twenty Three Thousand Five Hundred Dollars ($223,500.00).

Affiant: Brent J Ware

Sworn to and subscribed before me, this June 14, 2001.

Notary Public

Commission Expires: 7/26/2003

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

406663-2

The Property is improved property known as:

3020 - 23rd Avenue, South, Nashville, Tennessee 37215.

This conveyance is expressly made subject to real property ad valorem taxes for 2001 and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

And Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, Grantors have a good right to convey the Property, and the Property is unencumbered and unrestricted except as set out herein.

Except as to those matters set forth herein, to which this conveyance is expressly made subject, Grantors do further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of June, 2001.

GRANTORS:

MICHAEL A. DRESCHER

BRITTANY KELLY DRESCHER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, MICHAEL A. DRESCHER AND BRITTANY KELLY DRESCHER, the within named bargainors, 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 14th day of June, 2001.

Notary Public

My Commission Expires: 7/26/2003

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

406663-2