WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/18/01 17:04 2pgs
Fees:11.00 Taxes:403.30

20010618-0064511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th Day of June, 2001.

CONNIE R. GILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 11/17/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph B. Lavender	Freeman Webb Mortgage Corporation	Map 108
(NAME)	(NAME)	Group 4
837 Ember Lake Drive	456 Mainstream Dr., Suite 101	
(ADDRESS)	(ADDRESS)	Parcel 12.00
Nashville, TN 37214	Nashville, TN. 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **M. D. Southerland and wife, Patty L. Southerland**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joseph B. Lavender, unmarried** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 32, on the Plan of Larchwood, Section Two, according to the plat thereof, recorded in Plat Book 5200, Page 207 & 208, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to M. D. Southerland and wife, Patty L. Southerland by Warranty Deed of record in Book 10472, page 542, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 5158, page 918, made applicable in Book 5308, page 70, and in Book 5479, page 443; Book 5681, page 532, as revised in Book 5688, page 696 and Book 6011, page 130; Easement of record in Book 265, page 505; Deed of conveyance of record in Book 5626, page 823; Book 5626, page 833; Book 5728, page 449; Book 5728, page 453; Book 5728, page 472; any and all matters as shown on plat of record in Plat Book 5200, page 207 & 208; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 837 Ember Lake Drive Nashville TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 8th Day of June, 2001.

M.D. Southerland

Patty L. Southerland

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared M.D. Southerland and Patty L. Southerland, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th Day of June, 2001.

NOTARY PUBLIC

CONNIE R. GILL
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES: 11/17/02