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. 18071

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $302,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of JUNE, 2001.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 06/28/01 13:22 2pgs
Fees:11.00 Taxes:1117.40

20010628-0068601

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr./Mrs. Don G. Walker 5825 Fredericksburg Drive Nashville, TN 37215	Suntrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	MAP 145-6 PAR 33 FB FH 21025

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, GALE BROOKS LANING, JR. AND WIFE, ROBIN L. LANING ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DON G. WALKER AND WIFE, CYNTHIA H. WALKER ("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 5825 Fredericksburg Drive, Nashville, Tennessee 37215.

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 27th day of JUNE, 2001.

GALE BROOKS LANING, JR., BY: WHIT CLARK, ATTORNEY-IN-FACT PURSUANT TO POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

ROBIN L. LANING, BY: WHIT CLARK, ATTORNEY-IN-FACT, PURSUANT TO POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHIT CLARK with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said. GALE BROOKS LANING, JR. AND ROBIN L. LANING and is authorized by the said GALE BROOKS LANING, JR. AND ROBIN L. LANING to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 27th day of JUNE, 2001.

My commission expires:

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Tyne Valley Estates Section 4, as of record in Plat Book 3600, page 10, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Gale Brooks Laning, Jr. and wife, Robin L. Laning by deed from William M. R. Bateman and wife, Tristan N. Bateman of record in Book 11467, page 903, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 3600, page 10, said Register's Office.