Record & Return To: Castleman Title & Escrow, 213 A. Ward Circle #101, Brentwood, TN 37027

ADDRESS NEW OWNER and
SEND TAX BILLS:
GARY L. McBEE
1637 NESBITT LANE
MADISON, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

Davidson County DEEDWARR
Recvd: 07/05/01 15:33 2pgs
Fees:13.00 Taxes:151.70
20010705-0071978

MAP PARCEL NUMBER:
41 - 5 - 5

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY ONE THOUSAND DOLLARS ($41,000.00), cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations, KHUSHRU H. FRENCHMAN and wife, RITA K. FRENCHMAN, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to GARY L. McBEE, unmarried, hereinafter called GRANTEE, his heirs, successors and assigns forever the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Creek Trail Subdivision, a plat of which is of record in Book 7900, Page 261-262, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> Being a part of the same property conveyed to Khushru H. Frenchman and wife, Rita K. Frenchman by deed of record in Book 5635, Page 392, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This unimproved property is known as 4154 Creek Trail, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided. The 2001 taxes have been prorated and shall be paid by GRANTEE.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 27 day of June, 2001.

KHUSHRU H. FRENCHMAN

RITA K. FRENCHMAN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KHUSHRU H. FRENCHMAN and wife, RITA K. FRENCHMAN, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27 day of June, 2001.

NOTARY PUBLIC

My Commission Expires:

12/16/01

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $41,000.00.

AFFIANT

Subscribed to and sworn before me, this the 27 day of June, 2001.

NOTARY PUBLIC

My Commission Expires:

6-21-03

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
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