SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of July, 2001, by and between THOMAS K. PIPERS and NANCY L. PIPERS, HUSBAND AND WIFE, hereinafter called Grantors, and JAMAL L. BLAIR, UNMARRIED, and LATONYA J. GREEN, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, THOMAS K. PIPERS and NANCY L. PIPERS, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto JAMAL L. BLAIR, UNMARRIED, and LATONYA J. GREEN, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4300 WINTERBROOK DRIVE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

THOMAS K. PIPERS
Signature of Seller

NANCY L. PIPERS
Signature of Seller

Davidson County DEEDWARR
Recvd: 07/09/01 09:52 3pgs
Fees:18.00 Taxes:366.30

20010709-0072747

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, THOMAS K. PIPERS and NANCY L. PIPERS, HUSBAND AND WIFE AND WIFE, BETTY J. BINKLEY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **2nd** day of July, 2001.

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

JAMAL L. BLAIR, UNMARRIED, and LATONYA J. GREEN, UNMARRIED

4300 WINTERBROOK DRIVE
NASHVILLE, TN 37207

Property Address:

4300 WINTERBROOK DRIVE
NASHVILLE, TN 37207

Person Responsible for Taxes:

Map & Parcel #: MAP 32-13, PARCEL 24

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$99,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **July, 2001.**

Notary Public

MARSHA J. CAMPBELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 09/27/2001

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 83 on the Plan of Timbertrail Subdivision, Section One, of record in Plat Book 5200, page 205, Register's office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to THOMAS K. PIPERS and NANCY L. PIPERS, HUSBAND AND WIFE from JOHN P. AND FRANCES M. LAWRENCE, of record in BOOK 9996, page 780, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years, A LIEN, not yet due and payable (MAP 32-13, PARCEL 24).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 205, said Register's Office, which plan includes a 20-foot minimum building setback line from WINTERBROOK AND AUTUMN RIDGE and an OVERHANG EASEMENT.

3. Restrictive Covenants recorded in Book 5522, Page 681, and Book 5649, page 567, Register's Office for DAVIDSON County, Tennessee.