(1)

THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Road Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 18105	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $124,032.00 Affiant Subscribed and sworn to before me, this 29th 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

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JEFFREY G. BIXENMAN 5025 Hillsboro Road Nashville, Tennessee 37215	Choice One Mortgage 639 E. Main Street, B-106 Hendersonville, Tennessee 37	MAP 137 My Commission Expires PARCEL 144.00CO NOV. 29, 2003

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, JANITH L. TACKETT, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JEFFREY G. BIXENMAN, UNMARRIED, ("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 5025 Hillsboro Road, 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.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2001.

JANITH L. TACKETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANITH L. TACKETT, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2001.

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Notary Public

Davidson County DEEDWARR
Recvd: 07/09/01 13:26 2pgs
Fees:13.00 Taxes:458.92

20010709-0072833

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 144 A/K/A Apt. No. 17B on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133, Book 6079, page 516, said Register's Office.

Being the same property conveyed to Janith L. Tackett by deed from Georgetown of Nashville Limited Partnership of record in Book 5238, page 223, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5211, page 325, Book 5616, page 133, Book 6079, page 516; (3) Charter of record in Book 5233, page 459; (4) Easements of record in Book 4308, page 575, Book 7873, page 859; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 4, said Register's Office.