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. 18220**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me this 1st day of AUGUST, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Ms. Anne A. McGugin 4420 Chickering Road Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 104-15-0 PAR 161.00

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, WINFREY WILLIS FAMILY GENERAL PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ANNE A. MCGUGIN, MARRIED ("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 2235 Blair Boulevard, Nashville, Tennessee 37212.

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 1st day of AUGUST, 2001.

WINFREY WILLIS FAMILY GENERAL PARTNERSHIP

Winfrey Willis mgr partner

BY: WINFREY WILLIS, MANAGING PARTNER

Davidson County DEEDWARR
Recvd: 08/02/01 10:08 2pgs
Fees:13.00 Taxes:777.00

20010802-0082064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WINFREY WILIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained and who further acknowledged that SHE is the MANAGING PARTNER of WINFREY WILLIS FAMILY GENERAL PARTNERSHIP, the maker, or a constituent of the maker and is authorized by the maker or be its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of August, 2001.

GEORGE E. MUDTER JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

My Commission Expires: _____

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 95 and the westerly 10 feet of Lot No. 96 on the Map of Sunset Park Subdivision as of record in Plat Book 332, page 132, Register's Office for said County, described as follows:

Said part of Lots 95 and 96 front together 60 feet on the southerly side of Blair Boulevard and run back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to Winfrey M. Duke by deed from Catherine T. Lowry of record in Book 3677, page 160, said Register's Office. The said Winfrey M. Duke Willis having conveyed her interest in subject property to Winfrey Willis Family Limited Partnership by quitclaim deed appearing as Instrument No. 20001218-0124043, Register's Office for Davidson County, Tennessee. The said Winfrey Willis Family Partnership having since been merged into the Winfrey Willis Family General Partnership pursuant to Articles of Merger and Certificate of Merger being placed of record immediately prior hereto.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 8479, page 15; and (3) All matters appearing on the Plan of record in Plat Book 332, page 132, said Register's Office.