This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Joseph C. Dean and wife, Emily E. Dean 4426 Wayland Drive Nashville, Tennessee 37215	Same	Map 130-12 Parcel 23

Davidson County DEEDWARR
Recvd: 08/02/01 14:14 2pgs
Fees:13.00 Taxes:1184.00

20010802-0082367

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **THEODORE J. OHLS** and wife, **BARBARA M. OHLS** ("Grantors"), have bargained and sold, and by these presents do transfer and convey to JOSEPH C. DEAN and wife, EMILY E. DEAN ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Hycrest Acres 2, of record in Book 2083, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Theodore J. Ohls and wife, Barbara M. Ohls by Warranty Deed of record in Book 11042, Page 457, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous deed of record.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Subject to all matters as shown on the Plan of record in Plat Book 2083, Page 82, said Register's Office.

(2) Subject to restrictions and conditions of record in Book 1728, Page 123, said Register's Office, omitting covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.

(3) Subject to an easement of record in Book 6180, Page 936, said Register's Office.

(4) 2001 taxes, a lien but not yet due and payable, which have been prorated at closing and assumed by Grantees.

This is improved property commonly known as 4426 Wayland Drive, Nashville, Tennessee 37215.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 31 day of July, 2001

Theodore J. Ohls by Barbara M. Ohls - attorney in fact

Barbara M. Ohls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barbara M. Ohls**, with whom I am personally acquainted, and who acknowledge that she executed the within instrument for the purposes therein contained, and who further acknowledge taht she is the ATTORNEY-IN-FACT of **Theodore J. Ohls,** and is authorized by him to execute this instrument on behalf of him.

WITNESS MY HAND, at office, this 27th day of July, 2001.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Barbara M. Ohls,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 27th day of July, 2001.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Sworn to and subscribed before me this 31st day of July, 2001.

Notary Public

My Commission Expires: 5/26/02