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PN

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
WILLIAM B. DRESCHER
DINSMORE & SHOHL LLP
SUITE 1100, BANK OF AMERICA PLAZA,
414 UNION STREET, NASHVILLE, TN 37219

Davidson County DEEDWARR
Recvd: 08/06/01 09:36 3pgs
Fees:18.00 Taxes:1202.50
20010806-0083516

GRANTOR: JAMES R. TUCK

GRANTEE: JOHN W. BARRINGER, JR. and wife LAURIE S. BARRINGER

Address New Owner as Follows:	**Send Tax Bills: To:**	**Map Parcel No.**
4403 Iroquois Avenue Nashville, Tennessee 37205	Sun Trust Mortgage 901 Semmes Ave. Richmond, VA 23224	130-07-11.00 BM 08080

FOR AND IN CONSIDERATION of the sum of TEN Dollars ($10.00) and other good and valuable consideration, receipt and sufficiency of which are here acknowledged, **JAMES R. TUCK** the **GRANTOR**, herein, does hereby bargain, sell, and convey to **JOHN W. BARRINGER, JR. AND WIFE LAURIE S. BARRINGER,** the **GRANTEES**, herein, their heirs, successors, and assigns, certain real property situated in Davidson County, Tennessee, being more fully described in Exhibit A attached hereto and made a part hereof by this reference.

The Property is improved property known as:
4403 Iroquois Avenue, Nashville, Tennessee 37205.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Twenty Five Thousand Dollars ($325,000.00).

Affiant: _____

Sworn to and subscribed before me, this July 27, 2001.

_____ Notary Public

Commission Expires: 3-14-2005

CHARLES E. MORRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

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And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Ann R. Tuck, wife of the Grantor herein, joins in the execution of this instrument for the sole and limited purpose of conveying to the Grantees herein, without warranties, such interest as she may have in the Property, if any, by reason of marital relationship.

Witness my hand this 27th day of July, 2001.

GRANTOR

James R. Tuck
JAMES R. TUCK

Ann R. Tuck
ANN R. TUCK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Holly Gates, a Notary Public of said County and State, **JAMES R. TUCK**, the within named bargainor, 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 27th day of July, 2001.

Holly B. Gates
Notary Public

My Commission Expires: 7/24/04

HOLLY B. GATES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Holly Gates a Notary Public of said County and State, **ANN R. TUCK**, the within named bargainor, 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.

Witness my hand, at Office, this 27th day of July, 2001.

Holly B. Gates
Notary Public

My Commission Expires: 7/24/04

HOLLY B. GATES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Property Description

LAND IN THE CITY OF BELLE MEADE, near Nashville, Tennessee, being part of lot No. 192 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, of the Register's Office for said county, as follows:

Beginning at a point in the southerly margin of 8th Street, now Iroquois Avenue, 275 feet westerly from the westerly margin of West View Avenue; thence westwardly with the southerly margin of Iroquois Avenue, 125 feet to the northwest corner of said Lot No 192; thence southerly with the west boundary line of said Lot, 216 feet to the northwest corner of Mrs. J. E. Henry's Lot; thence easterly with her northerly line, 125 feet to a point 275 westerly from the westerly margin of West View Avenue; thence northerly 210 feet, more or less, to the point of beginning.

Being the same property conveyed to James R. Tuck and Ann R. Tuck by deed of record in Book 2090, page 105, Register's Office for Davidson County, Tennessee, the said Ann R. Tuck having subsequently conveyed her interest in said property to James R. Tuck, by deed of record in Book 6879, page 671, said Register's Office, the description herein being the same description contained therein, there being no new survey.

EXHIBIT B

Exceptions to Title

1. City and County Real Property Ad Valorem taxes for the current and subsequent years.

2. Sanitary Sewer Easement of record in Book 5787, page 384, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 421, page 102 and 103, said Register's Office.