This Instrument Prepared by: A. Harrison Johnson, Jr., Attorney
213 Fifth Avenue, North
Nashville, TN 37219
(615) 259-9337

New Owner's Name and Address: Mail Tax Notices to: Tax Map and Parcel#:

Dudley Warner Properties
P.O. Box 158202 Same Map 130-07-0
Nashville, TN 37215 Par. 0.510

Davidson County DEEDWARR
Recvd: 08/07/01 09:54 3pgs
Fees:18.00 Taxes:1461.50
20010807-0084533

WARRANTY DEED

THIS DEED is made as of July 10, 2001, by and between the Grantor, SIASCONSET PROPERTIES, G.P., a Tennessee general partnership (the "Grantor") and DUDLEY WARNER (the "Grantee").

WITNESSETH: THAT, For and in consideration of the sum of $10.00 and other good and valuable considerations, in hand paid to the Grantor, receipt whereof is hereby acknowledged, the Grantor herein has bargained and sold to the Grantee, and does hereby bargain, sell and convey unto DUDLEY WARNER (the "Grantee") the following described "Property" located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 181-A and Lot No. 181-B, on the Map of the Resubdivision of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.
>
> Said southerly one-half of Lot No. 181-A and Lot No. 181-B adjoin and front together 150 feet on the easterly side of Westview Avenue, and extend back between parallel lines 300 feet to a dead line on the rear, on which they measure 150 feet.
>
> Being the same property conveyed by deed from John J. Archer and wife, Joanne B. Archer, to Siasconset Properties, G.P., of record in Instrument No.20010201-0009950, in the Register's Office for said County.

Said Property is improved property, having an address at 706 Westview Avenue, in the City of Nashville, Tennessee 37205 (the "Property Address" herein).

TOGETHER WITH all easements, rights, hereditaments and appurtenances, now or hereafter a part of the Property.

TO HAVE AND TO HOLD the said Property, with all the easements, rights, appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantee, and the Grantee's successors and assigns, in fee simple forever.

And, the Grantor does covenant with the Grantee, that it is lawfully seized of the said Property in fee simple, has a good right to convey it, and that the Property is unencumbered and unrestricted, except for those Permitted Exceptions described below:

1. Taxes for the year 2001, which have been prorated at closing and assumed by the Grantee.

2. Subject to all matters shown on the Plans or Plats of record, as described above.

3. Subject to all applicable municipal ordinances, rules and regulations.

And, the Grantor does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, and its successors and assigns, against all lawful claims and demands of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the day and year first above written.

SIASCONSET PROPERTIES. G.P., a Tennessee general partnership

By: _____
Name: Dudley Warner
Title: General Partner

ACKNOWLEDGMENT

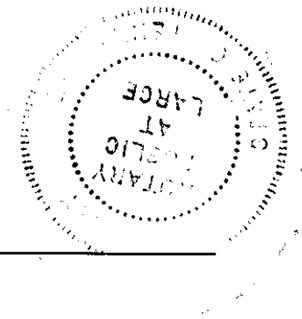
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On July 12th, 2001, before me, Sue Toney, a Notary Public in and for the said State and County, personally appeared Dudley Warner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of SIASCONSET PROPERTIES. G.P., a Tennessee general partnership, the within named bargainor; and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the general

partnership, by himself as such general partner of such general partnership.

WITNESS my hand and official seal.



Signature Sue Toney
My Commission Expires: 5-29-2005

Affidavit of Value:

I, the undersigned affiant, hereby swear or affirm, to the best of my knowledge, information and belief, the actual consideration or value of the Property transferred, whichever is greater, is **$395,000**, which amount is equal to or greater than the amount the Property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2001.

Sue Toney
Notary Public
My Commission Expires: 5-25-2005

