THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins, McGugin, McNeilly & Rowan, PLLC
214 Second Avenue, North, Suite 300
Nashville, Tennessee 37201
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
DAVID KREITZ SUSAN JO KREITZ 107 McArthur Drive Madison, TN 37115	SAME	Map: 131-06-0-E Par: 209.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Susan Jo Kreitz
SUSAN JO KREITZ

Davidson County DEEDWARR
Recvd: 08/15/01 13:21 2pgs
Fees:13.00 Taxes:296.00
20010815-0088246

SUBSCRIBED AND SWORN to before me
This 13th day of August, 2001.

Notary Public

My Commission Expires: 11/24/01

FOR AND IN CONSIDERATION of the sum of Eighty Thousand and No/100 Dollars ($80,000.00), for which SUSAN JO DONALD and DAVID KREITZ, (i) have paid to MARIAN C. McKINNEY, cash of Ten Thousand Dollars ($10,000.00), the receipt of which is hereby acknowledged, and (ii) executed a Deed of Trust Note of even date payable to MARIAN C. McKINNEY the principal sum of Seventy Thousand Dollars ($70,000.00), I, MARIAN C. McKINNEY, hereinafter "GRANTOR," have this day bargained and sold and do hereby transfer and convey an undivided interest to SUSAN JO KREITZ and DAVID KREITZ, husband and wife, as tenants by the entirety, hereinafter 'GRANTEES," their heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 1, on the Map of Anderson Estates of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, being the South 90 feet of Lot 100 and the North 25 feet of Lot 99 on the Plan of Subdivision of Lots 1 and 13 of said Anderson Estates, not of record, and described according to a survey by Donald R. Carver, Surveyor Lic. No. 271, dated October 10, 1979, as follows:

BEGINNING at an iron pin on the westerly margin of McArthur Avenue; thence along said westerly margin South 25 deg. 42' West 76.6 feet to an iron pin; thence leaving said westerly margin of McArthur Avenue and along the northerly margin of Old Hickory Boulevard, North 8 deg. 10' West 172.5 feet to an iron pin; thence North 5 deg. 30' East 77.9 feet to an iron pin; thence South 87 deg. 10' East 170.5 feet to an iron pin, the point of beginning.

Being the same property conveyed to Marian C. McKinney by Carl L. Sumruld by Deed of record in Book 10370, page 727, Register's Office for Davidson County, Tennessee.

The above described property is subject to the following:

1. 2001 and subsequent real property taxes are a lien, but are not yet due and payable.

2. All matters shown on Plan of record in Plat Book 1130 page 37, Register's Office, Davidson County, Tennessee.

3. Power Line Easement of record in Book 1196, page 208, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTOR covenants that she 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 for those matters shown above.

GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 13th day of August, 2001.

MARIAN C. McKINNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Lawrence Lewis, III, of said county, MARIAN C. McKINNEY, 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, this 13th day of August, 2001.

NOTARY PUBLIC

My Commission Expires:

11/24/01