THIS INSTRUMENT WAS PREPARED BY:

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127

~~I CERTIFY THIS TO BE A TRUE COPY OF THE ORIGINAL~~ JS

Davidson County DEEDWARR
Recvd: 08/17/01 13:27 2pgs
Fees:13.00 Taxes:647.50

20010817-0089187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

AFFIANT

ROBERT L. PHILLIPS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of August, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/13/04

| Address New Owner as Follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Jane S, MacLean<br>2121 Westwood Ave<br>Nashville, TN 37212 | First Horizon Home Loan<br>P.O. Box 19664<br>Irvine, CA 92623-9664 | 104-14-399 |

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT, **NANCY RUSSELL by MICHAEL VADEN, AS ATTORNEY IN FACT** herein referred to as **Grantor for and in consideration of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 ($175,000.00) Dollars paid by JANE S, MACLEAN, hereinafter referred to as Grantee in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, her heirs, successors, and assigns forever:**

**Land in Davidson County, Tennessee being the westerly one half of Lot No, 56 on the Plan of Belair of record in Book 332, Page 6 Register's Office for Davidson County, Tennessee.**

**Said part of Lot No, 56 fronts 50 feet on the southerly margin of Westwood Avenue and extends back between parallel lines 185 feet to an alley.**

**Being the same property conveyed to Nancy Russell by deed from Steven H, Bard, unmarried of record in Book 11699, Page 447 Register's Office Davidson County, Tennessee, date executed 10-8-99, date filed 10-12-99.**

**This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions as may be applicable to said property.**

**This is unimproved (__) improved (_X_) property, known as 2121 Westwood Ave, Nashville, Tennessee, 37212.**

**TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.**

**TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, her heirs and assigns forever.**

**TO HAVE AND TO HOLD** said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs, and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, and assigns, against the lawful claims of all person whomsoever.

**WITNESS Hand and Seal this 10th day of August, 2001.**

**Nancy Russell By: Michael Vaden, Attorney in Fact**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Vaden as Attorney in Fact for Nancy Russell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself as Attorney in Fact for Nancy Russell under a Power of Attorney, and is authorized by Nancy Russell to execute this instrument on behalf of Nancy Russell for the purposes therein contained.**

**Witness my hand and seal this 10th day of August, 2001.**

**NOTARY PUBLIC**

**My Commission Expires:** 2/13/04

ROBERT L. PHILLIPS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.