WARRANTY DEED

Return To:
Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

W. AARON FORTNER NOTARY PUBLIC AT LARGE MONTGOMERY COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES: July 16, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Ladd, Jr. (NAME)	Bank of America, N.A. (NAME)	MAP 75-12
4949 Scotts Creek Parkway (ADDRESS)	1400 Best Plaza Drive, Ste 101 (ADDRESS)	GROUP A
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Richmond, VA 23227 (CITY) (STATE) (ZIP)	PARCEL 76CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William S. Easley, II, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James B. Ladd, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Revised Section One, Greer Meadows at Cedar Creek, as of record in Plat Book 7900, page 115, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William S. Easley, II, Billie Sue Agee and Kitty Vines by quitclaim deed from Bertha M. Easley of record in Instrument No. 20010222-0016688, rerecorded in Inst. No. 20010821-0090151, said Register's Office. The said Billie Sue Agee and Kitty Vines have subsequently conveyed their interest in the subject property to William S. Easley, II by quitclaim deed recorded in Instrument No. 20010821-0090152 said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Davidson County DEEDWARR
Recvd: 08/21/01 12:00 2pgs
Fees:13.00 Taxes:336.70

20010821-0090153

unimproved ( )
This is improved (X) property, known as 4949 Scotts Creek Parkway, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of August, 2001

William S. Easley, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William S. Easley, II, unmarried

the 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 and official seal at Nashville, Tennessee, this 17th day of August, 2001

Commission expires 1/29/05

CATHERINE G. HERSHEY
Notary Public At Large
DAVIDSON COUNTY TENN
My Commission Expires January 29, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public