This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Robert J. & Marleen A. Finney
114 Cedar Forest
Smyrna, TN 37167

SEND TAX BILLS TO:
CTX Mortgage
P.O. Box 199114
Dallas, TX 75219

Davidson County DEEDWARR
Recvd: 09/07/01 10:42 2pgs
Fees:13.00 Taxes:303.03
20010907-0097282

WARRANTY DEED

(Map Number 92-7; Parcel 250.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **AUTHOR LAIRD** and wife, **JOSEPHINE M. P. LAIRD**, have bargained and sold and do hereby transfer and convey unto **ROBERT J. FINNEY** and wife, **MARLEEN A. FINNEY**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being the easterly one-half of Lot No. 4 on the Plan of The Subdivision of Lot Nos. 8, 9, and 10 of the Boyd McNairy Tract, as of record in Book 21, page 93, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Author Laird and wife, Josephine M. P. Laird, by deed from Federal Home Loan Mortgage Corporation, of record in Book 8634, page 311, Register's Office for Davidson County, Tennessee

The legal description contained herein is the same as that contained in the previous instruments of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **2311 Booker Street, Nashville, TN**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 2001 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and binds Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 29th day of August, 2001.

Author Laird
AUTHOR LAIRD

Josephine M P Laird
JOSEPHINE M. P. LAIRD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Author Laird and wife, Josephine M. P. Laird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 29th day of August, 2001.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$81,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marleen A. Finney
Affiant

Subscribed and sworn to before me this 29th day of August, 2001.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE