WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,850.00

y Ronald H. Cannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF August, 2001.

Notary Public

My Commission Expires: 8/5/02
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

My Commission Expires Aug. 5, 2002

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
James Poole and Alida Poole 1245 Ardee Ave. Nashville, TN 37216	SAME	Map 61-16 Parcel 188

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **RONALD H. CANNON**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **JAMES POOLE AND ALIDA POOLE, HUSBAND AND WIFE**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lots Nos. 47 and 48 of Block "C", Resubdivision of Sunnymeade, Unit No. 1, Subdivision of Sunnymeade, Unit No. 2, of record in Book 974, pages 56 and 57, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ronald H. Cannon, by Quitclaim Deed from Lisa D. Cannon , of record in Book 8528, Page 262, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2001 and subsequent years, a lien which is not yet due and payable.

b. All matters as set out on the Plan of record in book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

c. Easement for Sanitary Sewers granted to Metropolitan Government of Nashville in Book 4766, page 441, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 1245 Ardee Ave. , Nashville, TN 37216.

Davidson County DEEDWARR
Recvd: 09/10/01 10:45 2pgs
Fees:13.00 Taxes:254.75

20010910-0097743

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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 person 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 30TH. day of AUGUST, 2001.

Ronald H. Cannon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, Ronald H. Cannon, within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, in Nashville, Tennessee, the 30TH. day of AUGUST, 2001.

Notary Public

My commission expires: 8/5/02

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.