STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of September, 2001.

Notary Public

My Commission Expires: 10/22/04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/11/01 11:14 2pgs
Fees:13.00 Taxes:138.75
20010911-0098640

ADDRESS NEW OWNER(S) AS FOLLOWS:
Barry H. Downer
2506 Buchanon Street
Nashville, Tennessee 37208

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 081-060-277.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sean R. Queen, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Barry H. Downer, unmarried,** hereinafter referred to as 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, being Lot. No. 31 on the Plan of Cumberland Gardens, Section Eight of record in Plat Book 3300, page 82, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sean R. Queen by deed from Bank One National Association as Trustee f/k/a First National Bank of Chicago of record at Instrument #20010829 0093860, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters appearing on the Plan of Cumberland Gardens, Section 8, of record in Plat Book 3300, page 82, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in instruments of record in Book 4167, page 982, said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2506 Buchanon Street, Nashville, Tennessee 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE,** his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE,** his 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 7th day of September, 2001.

Sean R. Queen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean R. Queen, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of September, 2001.

Notary Public

10/22/01
My Commission Expires

THOMAS SIDNEY NOTARY PUBLIC AT LARGE