WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/19/01 09:00 2pgs
Fees:13.00 Taxes:536.50
20010919-0101300

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF MARION

The actual consideration or value, whichever is greater for this transfer is $145,000.00

Deborah Barron
Affiant

Sworn to and subscribed before me on this the 11th day of September, 2001.

Mary V. Brookes
NOTARY PUBLIC
My Commission Expires: 06/14/05

MORTGAGEE:

America's Wholesale Lender
750 Old Hickory Blvd., #180
Brentwood, TN 37027

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Robert C. Barron	Same as Mortgagee	161-02-0 012.00
609 McMurray Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **GAYLE A. NEVILS and TIMOTHY MARTIN RICE**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **ROBERT C. BARRON and wife, DEBORAH BARRON,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN being Lot No. 63 on the Plan of McMurray Woods, Section III, as of record in Book 3500, Page 92, said Registers' Office. Said Lot fronts 120 feet on the South side of McMurray Drive and runs back 133 feet on the West line and 215.2 feet on the East line to a dead line, which is a broken line, on which it measures 164.13 feet.

BEING the same property conveyed to GAYLE A. NEVILS and TIMOTHY MARTIN RICE by Affidavit of Heirship recorded as Instrument No. 20010919-0101299, and originally by Deed to Benjamin M. Rice and wife, Anna H. Rice recorded in Book 3900, Page 78, RODC, TN. The said Benjamin M. Rice and Anna H. Rice having since died leaving as their heirs their children, GAYLE A. NEVILS and TIMOTHY MARTIN RICE.

THIS IS NOT MARITAL PROPERTY PURSUANT TO TENNESSEE STATUTE.

This is improved property known as 609 McMurray Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 11th day of September, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gayle A. Nevils
GAYLE A. NEVILS

Timothy Martin Rice by Gayle A. Nevils
TIMOTHY MARTIN RICE
By Gayle A. Nevils, Attorney in Fact

MARY V. BROOKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, GAYLE A. NEVILS, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 11th day of September, 2001.

Mary V. Brooks
NOTARY PUBLIC

My Commission Expires: 06/14/05

STATE OF TENNESSEE

COUNTY OF DAVIDSON

This 11th day of September, 2001, before me personally appeared, GAYLE A. NEVILS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Timothy Martin Rice, acknowledged that such person executed the same as the free act and deed of Timothy Martin Rice, pursuant to Limited Power of Attorney recorded as Instrument No. 20010919-0101298.

Mary V. Brooks
Notary Public

My Commission Expires: 06/14/05

MARY V. BROOKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.