BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

First Title & Escrow Co., Inc.
FTEC File No. 18291

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $170,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of SEPTEMBER, 2001.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Hugh Bailey Nystrom, Jr. 949 Draughon Avenue Nashville, TN 37204	NATIONAL CITY MORTGAGE P O BOX 1054 DAYTON, OH 45401	MAP 118-9 PAR 202 FB 16DA 6450

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID CHADWICK MCKENZIE AND WIFE, JESSICA MCKENZIE AND DAVID F. MCKENZIE, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to HUGH BAILEY NYSTROM, JR., UNMARRIED ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 949 Draughon Avenue, Nashville, Tennessee 37204.

BEVERLY MCKENZIE, the spouse of DAVID F. MCKENZIE, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said DAVID F. MCKENZIE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of SEPTEMBER, 2001.

DAVID CHADWICK MCKENZIE

JESSICA MCKENZIE

DAVID F. MCKENZIE

BEVERLY MCKENZIE

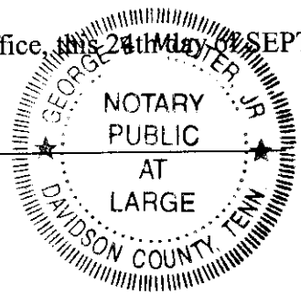
Davidson County DEEDWARR
Recvd: 09/26/01 14:11 3pgs
Fees:18.00 Taxes:629.00

20010926-0104281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID CHADWICK MCKENZIE AND WIFE, JESSICA MCKENZIE AND DAVID F. MCKENZIE AND WIFE, BEVERLY MCKENZIE, 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, at office, this 24th day of SEPTEMBER, 2001.



My Commission Expires
September 25, 2004

My Commission Expires: _____

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Woodmont Boulevard Section of Marengo Park, as of record in Plat Book 1130, page 2, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David Chadwick McKenzie and wife, Jessica M. McKenzie and David F. McKenzie by deed from Darin L. Kellett, a single person of record in Book 11341, page 552, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 2, said Register's Office.