THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***109,000.00.

Affiant

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

Notary Public

My Commission Expires: 9.24.01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER

LAUREN D. ELLIS
5305 Nevada Avenue
Nashville, Tennessee 37209

SEND TAX BILLS TO

BANK OF AMERICA
2059 Northlake Parkway
Tucker, Georgia 30084

MAP & PARCEL NOS.

MAP 91-15
PARCEL 80

Davidson County DEEDWARR
Recvd: 10/01/01 11:05 2pgs
Fees:13.00 Taxes:403.30

20011001-0105484

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINE THOUSAND AND 00/100 ($***109,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, we, KENNETH R. WILLIAMS, SR., PEGGY ANN WILLIAMS RIGSBY and BETTY RUTH GARCIA (aka Betty Ruth Williams Garcia), the heirs-at-law of Mildred Phillips Williams, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto LAUREN D. ELLIS, unmarried, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Block No. 14 and that part of the right-of-way of the N.C. & St. L Railroad (now abandoned) lying between the southerly margin of Nevada, formerly Third, Avenue and the northerly line of Block No. 21 on the Plan of the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING on the southerly margin of Nevada, formerly Third, Avenue at the northwest corner of the property conveyed to Julius Parman, et al, by deed from the Tennessee Property Company of record in Book 602, page 165, said Register's Office; thence with the Parman's westerly line, southwardly 320.0 feet to the northerly line of Block No. 21; thence with said line westwardly 60.0 feet to the southeast corner of the property conveyed to Leslie J. Williams and wife by deed from K. A. Berry and wife of record in Book 1132, page 341, said Register's Office; thence with Williams' easterly line northwardly 320.0 feet to the southerly margin of Nevada Avenue; thence with same eastwardly 50.0 feet to the beginning.

BEING the same property conveyed to Julian H. Williams and wife, Mildred Phillips Williams, by deed from W.B. Parman and wife, Nora R. Parman, of record in Book 1810, page 255, Register's Office for Davidson County, Tennessee; the said Julian H. Williams and Mildred Phillips Williams having both since died, with Julian H. Williams having predeceased Mildred Phillips Williams and the said Mildred Phillips Williams having died intestate leaving her son, Kenneth R. Williams, Sr. and her daughters, Peggy Ann Williams Rigsby and Betty Ruth Garcia (aka Betty Ruth Williams Garcia), as her sole heirs-at-law.

This is improved property known as 5305 Nevada Avenue, Nashville, Tennessee 37209

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, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of The Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of September, 2001.

Kenneth R. Williams Sr.
by Tony Carletello ATTY IN FACT
KENNETH R. WILLIAMS, SR.

Peggy Ann William Rigsby
by Tony Carletello ATTY. IN FACT
PEGGY ANN WILLIAMS RIGSBY

Betty Ruth Garcia
by Tony Carletello ATTY IN FACT
BETTY RUTH GARCIA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONY CARLETELLO, 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 KENNETH R. WILLIAMS, SR., PETTY ANN WILLIAMS RIGSBY and BETTY RUTH GARCIA, and acknowledged that he executed the same as the free act and deed of the said KENNETH R. WILLIAMS, SR., PEGGY ANN WILLIAMS RIGSBY and BETTY RUTH GARCIA

WITNESS my hand and seal this 25th day of September, 2001.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mitchell A Watts
Notary Public

My Commission Expires: 9/29/04