STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $100,000.00

Affiant

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

Notary Public

My commission expires

JAMI M. CRAWLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
MY COMMISSION EXPIRES JUNE 18, 2002

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	Prepared By:
PHIL BULLARD	TransContinental Title Company 2630 Elm Hill Pike, Ste, 100 Nashville, TN 37214
Property Address 310 BROWNING ROAD NASHVILLE TN 37211	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 119-4/83.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

RUTH BATES MULLINS
AKA RUTH B. BULLARD

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

PHIL BULLARD
XXXXXXXXXXXXXXXXXXXXXXXX (UNMARRIED)

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

Davidson County DEEDWARR
Recvd: 10/03/01 14:30 3pgs
Fees:18.00 Taxes:370.00
20011003-0107366

Property Address: 310 BROWNING ROAD NASHVILLE TN 37211

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 persons whomsoever. Wherever used, the singular numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 26 day of September, 2001.

Ruth B. Bullard

RUTH B BULLARD

Ruth Bates Mullins

RUTH BATES MULLINS

State of Tennessee
County of Davidson

On this 26 day of September, 2001, before me personally appeared Ruth B. Bullard AKA Ruth Bates Mullins to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,
My Commission expires:

JAMI M. CRAWLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
MY COMMISSION EXPIRES JUNE 18, 2002

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

EXHIBIT "A"

LOCATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING LOT NO. 140 ON THE PLAN OF GLENCLIFF ESTATES, SECTION IV, OF RECORD IN BOOK 3122, PAGE 73, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 140 FRONTS 94 FEET ON THE SOUTHERLY SIDE OF BROWNING ROAD AND RUNS BACK BETWEEN PARALLEL LINES 221 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO RUTH BATES MULLINS, BY WARRANTY DEED FROM CHARLES EDWARD MULLINS, DATED JULY 15, 1961 AND RECORDED JULY 19, 1961 IN BOOK 3578, PAGE 33, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.