PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of October, 2001, by and between RODNEY KILLION, AN UNMARRIED MAN, and PEGGY BAKER, A MARRIED WOMAN, hereinafter called Grantors, and ROBERT O. WEAVER, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, RODNEY KILLION, AN UNMARRIED MAN, and PEGGY BAKER, A MARRIED WOMAN, Grantors, do hereby bargain, sell, transfer and convey unto ROBERT O. WEAVER, UNMARRIED, hereinafter referred to as Grantee, his/her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2920 SINBAD DRIVE, NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

TOMMY BAKER, husband of PEGGY BAKER, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of Grantors on the day and year first above written.

RODNEY KILLION
Signature of Seller

PEGGY BAKER
Signature of Seller

Tommy Baker

Davidson County DEEDWARR
Recvd: 10/19/01 15:01 4pgs
Fees:23.00 Taxes:345.95

20011019-0114465

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RODNEY KILLION**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this **17th** day of **October, 2001.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **PEGGY BAKER joined by her husband, Tommy Baker**, the within named bargainor, 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 and official seal at office in Davidson County, Tennessee, this **17th** day of **October, 2001.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, _____, the within named bargainor, 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 and official seal at office in _____ County, _____, this **17th** day of **October, 2001.**

_____
Notary Public

My Commission Expires: _____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, _____, the within named bargainor, 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 and official seal at office in _____ County, _____, this **17th** day of **October, 2001.**

_____
Notary Public

Name and Address of Property Owner:

ROBERT O. WEAVER, UNMARRIED

2920 SINBAD DRIVE
NASHVILLE, TN 37214

Property Address:

2920 SINBAD DRIVE
NASHVILLE, TN 37214

Person Responsible for Taxes:
AmSouth Bank
2050 Parkway Office Circle RCN6
Birmingham, AL 35244

Map & Parcel #: MAP 96-9, PARCEL 203

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$93,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Robert O Weaver
Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **October, 2001.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 19 on the plan of Cloverhill, Section 2, as of record in Book 2133, Page 46, Register's Office for Davidson County,Tennessee.

BEING a portion of the same property conveyed to RODNEY KILLION, AN UNMARRIED MAN, and PEGGY BAKER, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by Warranty Deed from BANKERS TRUST (1995-2), of record in INSTRUMENT NO. 20010710-0073465, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 96-9, PARCEL 203).

2. All matters as set forth on the Plan of Cloverhill, Section 2, of record in Plat Book 2133, page 46, said Register's Office, which plan includes a 60-foot minimum building setback line from Sinbad Drive; a 10-foot public utility and drainage easement along the rear lot line.
3. TVA Transmission Line Easement across rear portion of lot as shown on Plat and of record in Plat Book 1163, Page 698, said Register's Office.