THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $188,900.00 x Robert Bronson Lankford Affiant Subscribed and sworn to before me, this 26th day of October, 2001 Notary Public My Commission Expires: 11-25-04

First Title & Escrow Co., Inc.
FTEC File No. 18416

Davidson County DEEDWARR
Recvd: 11/01/01 09:45 2pgs
Fees:13.00 Taxes:698.93

20011101-0119170

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Robert Bronson Lankford 732 Branch Creek Road Nashville, TN 37209	Same (new owner)	MAP 103-10 PAR 17 FB 08DA 57015

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, THOMAS D. NEILSON AND WIFE, LAURA F. NEILSON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ROBERT BRONSON LANKFORD, 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 732 Branch Creek Road, Nashville, Tennessee 37209.

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 26th day of October, 2001.

T. D. N.
THOMAS D. NEILSON

Laura F. Neilson
LAURA F. NEILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, THOMAS D. NEILSON AND WIFE, LAURA F. NEILSON, 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 26th day of October, 2001.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. — My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Brookside Courts Addition No. 3, as of record in Plat Book 1835, page 107, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas D. Neilson and wife, Laura F. Neilson (f/k/a Laura F. France) by quitclaim deed from Laura Penix France Neilson of record in Book 10116, page 672, said Register's Office.

This conveyance is made subject to (1) Easement of record in Book 5128, page 909 and in Book 5134, page 408; and (2) All matters appearing on the Plan of record in Plat Book 1835, page 107, said Register's Office.