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 31st day of October, 2001, by and between DOROTHY DEAN YOUREE, A MARRIED WOMAN, and MARY ELEANOR MURRAY, A MARRIED WOMAN AND PATRICIA ANN BARLAR, AN UNMARRIED WOMAN, hereinafter called Grantors, and ROGER TUCKER, 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, DOROTHY DEAN YOUREE, A MARRIED WOMAN, and MARY ELEANOR MURRAY, A MARRIED WOMAN AND PATRICIA ANN BARLAR, AN UNMARRIED WOMAN, Grantors, do hereby bargain, sell, transfer and convey unto ROGER TUCKER, 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 1520 RIVERSIDE DRIVE, NASHVILLE, TN 37216.

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.

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

Davidson County DEEDWARR
Recvd: 11/03/01 10:47 4pgs
Fees:23.00 Taxes:352.24
20011103-0120561

DOROTHY DEAN YOUREE
Signature of Seller

Frank Youree, Husband

MARY ELEANOR MURRAY
Signature of Seller

James Murray, Husband

PATRICIA ANN BARLAR
Signature of Seller

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL
STATE OF INDIANA)
COUNTY OF MARION)

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

Witness my hand and official seal at office in MARION County, INDIANA ~~Tennessee~~, this ~~30th~~ 31st day of October, 2001.

Notary Public

My Commission Expires: APRIL 2, 2007

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson

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

Witness my hand and official seal at office in Davidson County, Tennessee, this 31st day of October, 2001.

Notary Public

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, **PATRICIA ANN BARLAR**, 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 31st day of October, 2001.

Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF _____)

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 31st day of October, 2001.

Notary Public

My Commission Expires: _____

Name and Address of Property Owner:

ROGER TUCKER

1520 RIVERSIDE DRIVE
NASHVILLE, TN 37216

Property Address:

1520 RIVERSIDE DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

Map & Parcel #: MAP 72-15, PARCEL 248

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 **$95,200.00** 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.

Kim Carney
Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **October, 2001.**

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Bobbi Gundy
Notary Public

My Commission Expires: 3/26/05

RETURN TO:

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

EXHIBIT 'A'

LAND IN THE FIRST CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, being Lot 1 on the Resubdivision of Lot No. 22 of the Map showing M.P. Estes Subdivision of Lots No. 1, 2, 4, 5, 6, 7, 8, 9, and part of Lots No. 10, 11, 12, 13 in Sharpe & Horn's 6th Addition, which plat is of record in Instrument No. 20011024-0116278, said Register's Office. Reference is hereby made to said Plat for a more complete and accurate description of said lot.

BEING the same property conveyed to Roy B. McGee and wife, Pauline W. McGee, by Deed from THE NASHVILLE DEVELOPMENT COMPANY, of record in Book 1077, page 628. Register's Office for DAVIDSON County, Tennessee, the said roy B. McGee having since died, the property vested by operation of law in his surviving spouse, Pauline W. McGee. Pauline W. McGee has since died testate and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, Docket No. 01P-469, and filed in Will Book 1758-322213, the property was devised and bequeathed unto her three daughters, Dorothy Dean Youree, Patricia Ann Barlar and Mary Eleanor Murray, the Grantors herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 72-15, PARCEL 248).

2. All matters as set forth on the Plan of of record in Plat Book 20011024-0116278, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Sanitary Sewer easements to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4116, page 596, and Book 4275, page 216, said Register's Office.