THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
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Davidson County DEEDWARR
Recvd: 11/06/01 09:54 2pgs
Fees:13.00 Taxes:358.53
20011106-0121483

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Anita B. Calvin, Trustee 7011 Bonnavent Drive Hermitage, TN 37076	Same as New Owner	Map 74-08 Parcel 50.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JANE C. BEDWELL, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto ANITA B. CALVIN, TRUSTEE OF THE ANITA B. CALVIN TRUST UNDER TRUST AGREEMENT DATED JUNE 21, 2001, her successor in Trust or her assigns, with the power to sell, mortgage or convey the said property without the joinder of any beneficiary, hereinafter referred to as the "GRANTEE", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 799 on the Plan of Hermitage Hills, Section 7, of record in Book 3300, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the said lot.

BEING the same property conveyed to Jane C. Bedwell by deed from Alfred G. Preston and wife, Mary H. Preston, of record in Book 6125, page 665, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 7011 Bonnavent Drive, Hermitage, TN 37076.

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.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the Plan of record in Book 3300, page 62, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Jane C. Bedwell
JANE C. BEDWELL

"GRANTEE"

Anita B. Calvin, Trustee
ANITA B. CALVIN, TRUSTEE
of The Anita B. Calvin Trust

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE C. BEDWELL and ANITA B. CALVIN, TRUSTEE of the Anita B. Calvin Trust, 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 the 29th day of October, 2001.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN

My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $96,900.00.

Anita B. Calvin, Trustee
Affiant

Sworn to and subscribed before me, this the 29th day of October, 2001.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN

My Comm. Expires July 23, 2005