WARRANTY DEED

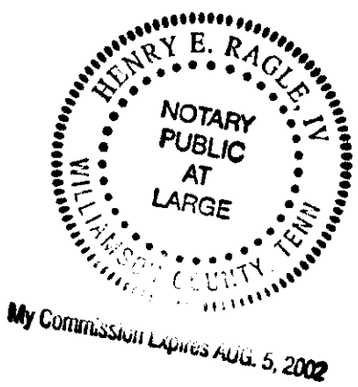
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2001.

Notary Public

My Commission Expires: 8/5/02
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Margaret S. Pharris 5366 Simpkins Rd. Whites Creek, TN 37189	GBEC OF TENNESSEE, INC. 1008 STUART LANE BRENTWOOD, TN 37027	Map 72-12 Parcel 306

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **PATSY E. FLANIGAN**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **MARGARET S. PHARRIS, AN UNMARRIED WOMAN**, hereinafter called Grantee, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 61 on the Plan of Burchwood Gardens, Section II, as of record in book 2900, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 80 feet on the Northside of Bershire Drive and runs back between parallel lines, 141 feet to a dead line.

Being the same property conveyed to Patsy E. Flanigan, by Quitclaim deed from Paul C. Koulakov, of record in Book 7771, Page 745, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2002 and subsequent years, a lien which is not yet due and payable.

b. All matters as set out on the plan of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee.

c. Covenants, Restrictions and Restrictions as of record in book 2927, page 439, and in book 3000, page 528, Register's Office for Davidson County, Tennessee.

d. According to the public records as of October 10, 2001 in the Register's Office of Davidson County, the property located at 1923 Berkshire Drive, Nashville, TN 37216 has been owned by Patsy E. Flanigan since February 13, 1989.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 1923 Berkshire Drive, Nashville, TN 37216.

Davidson County DEEDWARR
Recvd: 11/07/01 17:20 2pgs
Fees:13.00 Taxes:375.55
20011107-0122558

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

Witness MY HAND 26TH. day of OCTOBER, 2001.

Patsy E. Flanigan

Patsy E. Flanigan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Patsy E. Flanigan, within named bargainors, 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, in Franklin, Tennessee, the 26TH. day of OCTOBER, 2001.

Notary Public

My commission expires: 8/5/02

NOTARY PUBLIC AT LARGE

WILLIAMSON COUNTY

My Commission Expires AUG. 5,