THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18512**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $237,500.00. Richard E. McKinney Affiant Subscribed and sworn to before me, this 15th day of November, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner: Mr. and Mrs. Douglas China 4404 Prescott Road Nashville, TN 37204	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 132-11 PAR 81 FB OH 00209

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, RICHARD E. MCKINNEY AND ROBERT H. MCCORMICK, BOTH UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DOUGLAS CHINA AND WIFE, MARTHA C. CHINA ("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 4404 Prescott Road, Nashville, Tennessee 37204.

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 15th day of November, 2001.

Richard E. McKinney
RICHARD E. MCKINNEY

ROBERT H. MCCORMICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RICHARD E. MCKINNEY AND ROBERT H. MCCORMICK, 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 15th day of November, 2001.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 11/19/01 10:44 2pgs
Fees:13.00 Taxes:878.75

20011119-0126214

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Southmeade Section III as of record in Plat Book 2900, page 92, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard E. McKinney and Robert H. McCormick, as tenants in common by deed from Emma Lee Tretschel, unmarried of record in Book 9763, page 857, said Register's Office.

This conveyance is made subject to (1) Easement of record in Book 6296, page 944; and (2) All matters appearing on the Plan of record in Plat Book 2900, page 92, said Register's Office.