STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of November, 2001.

Notary Public

My Commission Expires: 11-14-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/19/01 17:07 2pgs
Fees:13.00 Taxes:518.00
20011119-0126845

ADDRESS NEW OWNER(S) AS FOLLOWS:
John W. Landers
112 High Estes
Nashville, TN. 37215

SEND TAX BILLS TO:
NEW OWNER
624 Grassmere Dr Ste 10
Nashville, TN 37211

MAP-PARCEL NUMBERS:
Map/Parcel: 130-120-042.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William L. Rudolph,** hereinafter referred to as Grantor, hereby transfers and conveys to **John W. Landers,** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Steve R. Wherry, of record in Plat Book 6900, page 120, said Register's Office, to which reference is hereby made for a more particular description thereof.

Being part of the same property conveyed to William L. Rudolph by Substitute Trustee's Deed from Steve R. Dozier, Trustee, of record in Book 11670, page 402, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 120, Register's Office for Davidson County, Tennessee.

Easement for Utility, Ingress and Egress of record in Book 1511, page 421, Register's Office for Davidson County, Tennessee.

Easement for Utility, Ingress and Egress of record in Book 11670, page 402, Register's Office for Davidson County, Tennessee.

Easement/Maintenance Agreement of record at Instrument #2001 051400 49569, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorata share thereof to GRANTOR who will be responsible for payment of said taxes.

This is improved property known as 112 High Estes , Nashville, Tennessee 37215

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**, his heirs and assigns forever, and I 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 the same is unencumbered, unless otherwise herein set out; and I 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**, his heirs and assigns, against the lawful claims of all persons 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 this 14th day of November, 2001.

William L. Rudolph

William L. Rudolph

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William L. Rudolph, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2001.

Notary Public

11-22-05
My Commission Expires

NOTARY PUBLIC AT LARGE

04275-BW