STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00.

Carroll D. Wells
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of November, 2001.

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

Notary Public

My Commission Expires: My Commission Expires [illegible]

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 11/27/01 15:29 2pgs
Fees:13.00 Taxes:910.20
20011127-0129415

ADDRESS NEW OWNER(S) AS FOLLOWS:
Carroll G. Wells and Eunice F. Wells
108 Jamesborough Court
Nashville, Tennessee

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
131-7-A, parcel 6

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, **Mary Ann Brown Peugeot,** hereinafter referred to as Grantors, hereby transfer and convey to **Carroll Wells and wife, Eunice F. Wells,** hereinafter referred to as Grantees, their 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. 6 on the Plan of Hillsborough Place, Phase II, as of record in Book 5200, page 160, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete and accruate legal description.

Being the same property conveyed to Mary Ann Brown, unmarried, by Warranty Deed from Peggy Catolano, unmarried of record in Book 10289, page 112, in Register's Office for Davidson County, Tennessee. Mary Ann Brown has since married and is now known as Mary Ann Brown Peugeot.

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

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 108 Jamesborough Court, Nashville, Tennessee.

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 I do covenant with the said **GRANTEES** 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 **GRANTEES**, their 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 21st day of November, 2001.

Mary Ann Brown Peugeot

Mary Ann Brown Peugeot

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 Mary Ann Brown Peugeot, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2001.

Notary Public

My Commission Expires

DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005

04269-SH