SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Jeff L. Randolph
2937 Lakeland Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Cendanc Mortgage Corporation
3000 Leagenhall Road
Mount Laurel, New Jersey 08054

MAP **096-14-0**
GROUP
PARCEL **61.00C0**

Davidson County DEEDWARR
Recvd: 12/04/01 15:52 2pgs
Fees:13.00 Taxes:309.75
20011204-0133287

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James L. Deatrick, Jr., unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Jeff L. Randolph, a married**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 408 on the Plan of Cloverhill Subdivision, Section 7, as of record in Book 2133, page page 92, Register's Office for said County, said Lot No. 408 fronts 65 feet on the Southerly margin of Bealwood Dr and extends back 158.4 feet on the Easterly line and 158.3 feet on the Westerly line to a dead line in the rear measuring 65 feet thereon.

Being the same property conveyed to James L. Deatrick, Jr., unmarried by deed from Robert W. Wilson, Jr., Substitute Trustee dated September 13. 2001, of record in Instrument 20010918-0100918, page 1 of 3, Register's Office for Davidson County, Tennessee.

This is improved property known as 2937 Lakeland Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2001, Paid. Map 096-14-0. Parcel 61.00C0. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2001 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2133, page 92, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and ealth department rules and regulations. Reference is hereby made to said plat for a complete depiction thereof.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 2133, page 92, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines; health department rules and regulations; and a foot easement for public utilities and drainage along the line(s) of said property. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

Grantor does covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind himself, his 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.

WITNESS my hand this the 30th day of November, 2001.

James L. Deatrick, Jr.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James L. Deatrick, Jr., unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of November, 2001.

Patricia M. Brown-Gwin
NOTARY PUBLIC

PATRICIA M. BROWN-GWIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

My Commission Expires: 12-15-04

My Commission Expires Dec. 15, 2004

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $83,717.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of November, 2001.

NOTARY PUBLIC
My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE
WILLIAMSON CO.