THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 38,000.00

Michele Brubaker
Affiant

Subscribed and sworn to before me, this 13th day of December, 2001

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 12/14/01 11:39 3pgs
Fees:18.00 Taxes:140.60
20011214-0138362

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHELE BRUBAKER 4736 Sulphur Creek Road Nashville, Tennessee 37216	MICHELE BRUBAKER 754 Airways Circle Nashville, TN 37214	MAP 47 PARCEL 69

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY EIGHT THOUSAND AND NO/100---------- ---------- ($ 38,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I, MONICA ANN HOLMES, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MICHELE BRUBAKER, UNMARRIED and STEVEN WARD, UNMARRIED, as Joint Tenants with Rights of Survivorship hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING the same property conveyed to Monica Ann Holmes by deed from Kevin D. Cundiff of record in Book 10313, page 502, Register's Office for Davidson County, Tennessee.

This is improved property known as 4736 Sulphur Creek Road, Nashville, Tennessee 37216

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of _____ of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 13th day of December, 2001.

Monica Ann Holmes

MONICA ANN HOLMES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MONICA ANN HOLMES, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of December, 2001.

Mitchell A. Watts

My Commission Expires: October 12, 2005 Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____ Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, described according to a survey of R. L. Montoya-Land Surveying, Tenn. R.L.s. No. 697, dated November 22, 1989, also described according to the Davidson County Assessor's maps as Map 47, Parcel 69, as follows:

Beginning at an iron pin in the north margin of Sulphur Creek Road as located, said point being 434 feet, more or less, from Tax Hyde Road; thence along the north margin of Sulphur Creek Road the following calls, North 40 deg. 23 min. 14 sec. West, 271.22 feet to an iron pin; thence along a curve to the right, having a radius of 329.98 feet a distance of 163.71 feeet to an iron pin; thence North 11 deg. 57 min. 41 sec. West 203.57 feet to an iron pin; thence with a curve to the left, having a radius of 259.32 feet a distance of 243.01 feet to an iron pin; thence with another curve to the left, having a radius of 208.00 feet a distance of 210.57 feet to an iron pin; thence South 56 deg. 20 min. 27 sec. West 125.98 feet to an iron pin; thence with a curve to the right, having a radius of 350.24 feet a distance of 179.08 feeet to an iron pin, said pin being the southwest corner of this tract, the southwest corner of Matthew Walker as of record in Deed Book 2029, page 589, said Register's Office, thence along with the west line of this tract, North 06 deg. 00 min. 26 sec. East 293.20 feet to an iron pin, said pin being the northwest corner of this tract and the southwest corner of Samuel Kelley property of record in Deed Book 329, page 634, said Register's Office; thence along the north line of this tract South 87 deg. 02 min. 33 sec. East 916.50 feet to an iron pin, said point being the northeast corner of this tract in the west line of Wilburn and Rosa Hazelwood as of record in Deed Book 6663, page 319, said Register's Office; thence along the east line of this tract, South 02 deg. 30 min. 00 sec. West 834.86 feet to the point of beginning.