FILE BOX 9B
FIRST TITLE & ESCROW CO., INC.
#18528

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #01-1720

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John C. Ayers, and wife, Mary L. Ayers**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen M. Metzger, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract of land in the 7th Civil District of Davidson County, Tennessee, being a part of the south part of Lot No. 21 on the Map of Noelton Subdivision, not of record, and described according to a copy of a survey made March 22, 1947, by W.A. Blanchard, Surveyor, as follows:

Beginning at a point in the north margin of Woodmont Boulevard at an iron pin 403 feet east of the easterly margin of 10th Avenue South, now Lealand Lane; thence South 83 deg. 55 min. East along the north margin of Woodmont Boulevard, 81.5 feet to an iron pin in the west line of the property known as Woodmont Terrace Apartments; thence with west line of the same, North 0 deg. 30 min. East 201 feet to an iron pin in the south line of the property conveyed to Walter M. Williams and wife, by deed of record in Book 1035, Page 414, Register's Office; thence along their south line, North 83 deg. 52 in. West 69 feet to an iron pin; thence South 3 deg. 55 min. West 199.7 feet to the point of beginning, being known as Lot No. 3 on a Map showing a subdivision of a part of the south part of Lot No. 21 for Harris N. Sanders.

Being the same property conveyed to John C. Ayers and wife, Mary L. Ayers by Warranty Deed of record in Book 8498, Page 282, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 936 Woodmont Boulevard, Nashville TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Davidson County DEEDWARR
Recvd: 12/18/01 14:08 2pgs
Fees:13.00 Taxes:638.25
20011218-0139614

WITNESS THE EXECUTION HEREOF this 13th day of December, 2001

John C. Ayers

John C. Ayers

Mary L. Ayers

Mary L. Ayers

State of Tennessee)
County of Davidson)

On this 13th day of December, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John C. Ayers and Mary L. Ayers, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 172,500.00.**

John C. Ayers
Affiant

Sworn and subscribed before me on this the 13th day of December, 2001.

Notary Public

My Commission Expires: 7-30-05

KENNETH M. BALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

NEW OWNER:
K. Michelle Metzger
936 Woodmont Boulevard
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
Pulte Mortgage Corporation
7475 S. Jollet Street
Englewood, CO 80112

TAX MAP-PARCEL #:
118-9-183