THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18441**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $635,000.00 Mary Virginia Williams Affiant Subscribed and sworn to before me, this 14th day of DECEMBER, 2001. Notary Public My Commission Expires: _____ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mary Virginia Williams 104 Adams Park Nashville, TN 37205	NEW OWNER	MAP 116-8-E PAR 104.00 CO FB 07DA 74864

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID J. MAHANES AND WIFE, DOROTHY R. MAHANES ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARY VIRGINIA WILLIAMS ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 104 ADAMS PARK, NASHVILLE, TENNESSEE 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of DECEMBER, 2001.

David J. Mahanes
DAVID J. MAHANES

Dorothy R. Mahanes
DOROTHY R. MAHANES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID J. MAHANES AND WIFE, DOROTHY R. MAHANES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of DECEMBER, 2001.

My Commission Expires: _____

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN
My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 12/20/01 11:28 2pgs
Fees:13.00 Taxes:2349.50

20011220-0140588

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 104 on the Plan of A Resubdivision of Lot Nos. 104 and 106 Sugartree Subdivision, Phase III, as of record in Plat Book 7900, page 590, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to David J. Mahanes and wife, Dorothy R. Mahanes by deed from Richard D. Bird, Trustee with full power of record in Book 5662, Page 831, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Restrictions of record in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, amended and restated in Book 11758, page 466; (2) Dedication of common area of record in Book 5683, page 675; (3) Charter of record in Book 5683, page 670; (4) Easements of record in Book 3400, page 63 and Book 7061, page 100; and (5) All matters appearing on the Plan of record in Plat Book 7900, page 590, said Register's Office.