Davidson County DEEDWARR
Recvd: 12/21/01 09:34 2pgs
Fees:13.00 Taxes:943.50
20011221-0141018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of December, 2001.

Notary Public

NOTARY PUBLIC AT LARGE
SCOTT MURRAY
DAVIDSON COUNTY, TENN.

My Commission Expires:_____

My Comm. Exp. Feb. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
America's Doc.Tom Mortgage Corp.
2719 Nolensville Road
Nashville, Tennessee 37203

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel 119-9-61

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, **Capital Bank & Trust Company** hereinafter referred to as Grantors, hereby transfers and conveys to **America's Doc.Tom Mortgage Corp.** 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. 4 on the Plat on Revised and Corrected Plan of Thompson and Rings Subdivision of Edenwold Park, as of record in Book 332, page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50 feet on the westerly side of Nolensville Pike and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Capital Bank & Trust Company by Substitute Trustee's Deed from R. Garry Chaffin, Substitute Trustee, of record in Instrument No. 20010711-0073973, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

2. The Plan of record in Plat Book 332, Page 29, Register's Office for &*V28& County, Tennessee.

3. Subject to Sanitary sewer and/or storm drainage easement of record in Book 4100, Page 402, Register's Office for Davidson County, Tennessee.

4. Any and all visible easements lying on or across the property.

5. Rights or claims of parties in possession not shown by the public records.

6. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently 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 GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 2719 Nolensville Road, Nashville, Tennessee 37211.

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 14th day of December, 2001.

Capital Bank & Trust Company

John W. Gregory, Jr.

John W. Gregory Jr.
Executive Vice President

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 John W. Gregory, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the with instrument for the purposes therein contained, and who further acknowledged the he is the Executive Vice President of Capital Bank & Trust Company, a Tennessee Corporation and that he is authorized by Capital Bank & Trust Company to execute this instrument on its behalf by himself as such Executive Vice President.

Witness my hand and official seal this 14th day of December, 2001.

Notary Public

5/26/02
My Commission Expires

04550-SH