WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December 2001

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

MAR 23, 2002

THIS INSTRUMENT WAS PREPARED BY:
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lincoln Trust Company, fbo	Robert Bond Miller	MAP 82-8
ROBERT BOND MILLER (NAME) P O Box 5831 ~~712 Hart Avenue~~ (ADDRESS)	4010 Iroquois Ave. (NAME)	PARCEL 234
Denver, CO 80217 ~~Nashville, TN 37206~~ (CITY) (STATE) (ZIP)	Nashville, TN 37205 (ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. Varnie Barker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lincoln Trust Company, fbo, Robert Bond Miller

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Davidson County, Tennessee, to wit: Being Lot Number 21 on the Plan of McNish's Subdivison of the J. W. McFerren 6 1/2-acre tract as of record in Book 57, Page 129, Register's Office for said County, to which plan of reference is hereby made for a more complete description thereof.

Being the same property conveyed to J. Varnie Barker by Special Warranty Deed from Citifinancial Mortgage f/k/a Associates Home Equity Services, Inc. which deed is being recorded simultaneously herewith as Instrument No. 20011226-0141843 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF MCNISH'S SUBDIVISION OF THE J. W. MCFERREN 6 1/2 ACRE TRACT AS OF RECORD IN BOOK 57, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Davidson County DEEDWARR
Recvd: 12/26/01 14:02 2pgs
Fees:13.00 Taxes:94.35

20011226-0141844

unimproved ( )
This is improved (X) property, known as 712 Hart Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 26th day of December 2001

J. Varnie Barker

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 J. Varnie Barker

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison _____, Tennessee, this 26th day of December, AT 2001.

Commission expires March 23, 2002

Notary Public

My Commission Expires MAR. 23, 2002

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public