THIS INSTRUMENT PREPARED BY: CLOSING & TITLE SERVICES, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TENNESSEE 37072

Davidson County DEEDWARR
Recvd: 02/06/02 15:01 2pgs
Fees:13.00 Taxes:328.93
20020206-0016647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $88,900.00.

Affiant

Subscribed and sworn to before me this the 31st day of January, 2002.

Notary Public

My Commission Expires: 4/28/04

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENN.
My Commission Expires APRIL 28, 2004

WARRANTY DEED

Address New Owner(s)as follows:

John Ashley Brewer
600 Shady Lane
Nashville, TN 37206

Send Tax Bills To:

Chase Manhattan Mortgage Corp.
780 Kansas Lane, Ste B
Monroe, LA 71203

Map-Parcel Numbers

Map 83-11
Parcel 18

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **We, Ricky Dixon, by and through Barbara Jean Bowen, Attorney In Fact, Barbara Jean (Bobbie) Bowen and Raymond Oliver, heirs-at-law/beneficiaries of Mellie D. Zimmerlee, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey **unto John Ashley Brewer**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land near Nashville in Davidson County, Tennessee, being Lot No. 111 on the Map of Rolling Acres, as of record in Book 1130, page 34, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Oscar W. Zimmerlee and wife, Mellie D. Zimmerlee, by deed of record in Book 2395, page 13, Register's Office for Davidson County, Tennessee. The said Oscar W. Zimmerlee having since died on September 10, 1997, title then vested in Mellie D. Zimmerlee as surviving tenant by the entirety. Mellie D. Zimmerlee having since died on May 23, 2001, property then vested in Ricky Dixon, Barbara Jean (Bobbie) Bowen and Raymond Oliver pursuant to the Last Will & Testament of Mellie E. Zimmerlee, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, No. 01P1122.

Barbara Jean Bowen executes this instrument on behalf of Ricky Dixon pursuant to Limited Power of Attorney of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors herein.

Barbara Jean Bowen and Barbara Jean (Bobbie) Bowen are one and the same person.

Mellie D. Zimmerlee and Mellie E. Zimmerlee are one and the same person.

This is improved property known as: 600 Shady Lane, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 31st day of January, 2002.

RICKY DIXON

BY: BARBARA JEAN BOWEN, ATTORNEY IN FACT

BARBARA JEAN (BOBBIE) BOWEN

RAYMOND OLIVER

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 BARBARA JEAN (BOBBIE) BOWEN, AND RAYMOND OLIVER, the bargainors, 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 and seal at Nashville, Tennessee, this 31st day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 4-28-04

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires APRIL 28, 2004

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 BARBARA JEAN BOWEN, 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, and who further acknowledged that she is the Attorney In Fact for RICKY DIXON and is authorized by RICKY DIXON to execute this instrument on his behalf.

Witness my hand and seal at Nashville, Tennessee, this 31st day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 4-28-04

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires APRIL 28, 2004

CTS\WD