RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40940** **FILE BOX "7"**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/02 13:30 2pgs
Fees:13.00 Taxes:370.00

20020621-0075121

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 100,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **13th DAY OF JUNE, 2002.**

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N., NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ROBIN M. LOVETT **245 Timmons Street** **Nashville, Tennessee 37211**	Suntrust Bank 201 Fourth Ave N 7th Floor Nashville, TN 37219	**119-14-85**

FOR AND IN 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, DEBORAH NIMS and husband, HARLEY LEE ALLEN**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBIN M. LOVETT**

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 in Davidson County, Tennessee, being Lot No. 23, Block A on the plan of Part One of Woodbine Courts, of record in Book 1130, page 39, Register's Office for said County.

SAID Lot No. 23 fronts 75 feet on the southerly margin of East Timmons Avenue and extends back 216.7 feet on the easterly line and 217.3 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to Deborah Nims by Warranty Deed from Jonathan B. Vezner and spouse, Kathleen Mattes Vezner, of record in Book 8435, page 751, Register's Office for Davidson County, Tennessee. The said Harley Lee Allen, husband of Deborah Nims, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (X) property, known as **245 East Timmons Avenue, 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 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 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 OUR HANDS THIS 13TH DAY OF JUNE, 2002.

X Deborah Nims
DEBORAH NIMS

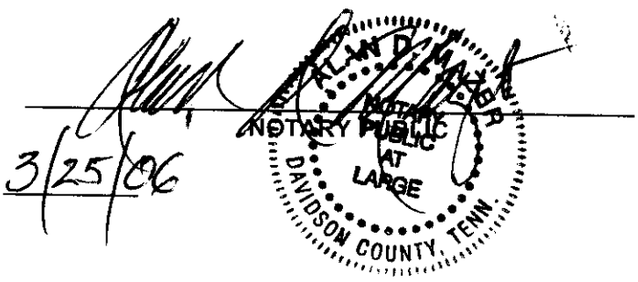
X Harley Lee Allen by Deborah Nims attorney in fact
HARLEY LEE ALLEN

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 DEBORAH NIMS, the bargainor, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of June, 2002.



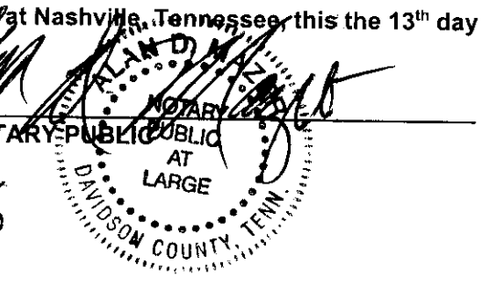
NOTARY PUBLIC

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 13th day of June, 2002, before me personally appeared DEBORAH NIMS, to me known to be the person who executed the foregoing instrument in behalf of HARLEY LEE ALLEN, the bargainor, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of June, 2002.



NOTARY PUBLIC

My Commission Expires: 3/25/06