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. 19072**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $420,000.00 Affiant Subscribed and sworn to before me this 16th day of JULY, 2002. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 07/18/02 11:00 2pgs
Fees:13.00 Taxes:1554.00
20020718-0086600

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Dwayne Barrett Ms. Miriam L. Bliss 2708 Belmont Boulevard Nashville, TN 37212	NBC Mortgage P.O. Box 30046 Durham, NC 27702-3046	MAP 117-04 PAR 199 FB 24W 00575

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, BRENDA B. MUDTER, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DWAYNE BARRETT AND MIRIAM L. BLISS, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("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 2708 Belmont Boulevard, Nashville, Tennessee 37212.

GEORGE E. MUDTER, JR., the spouse of BRENDA B. MUDTER, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said BRENDA B. MUDTER.

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 16th day of JULY, 2002.

Brenda B. Mudter
BRENDA B. MUDTER

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BRENDA B. MUDTER AND GEORGE E. MUDTER, JR., 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 16th day of JULY, 2002.

My Commission Expires: 9-25-04

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 30.7 feet of Lot No. 1 and the southerly 14.3 feet of Lot No. 2 on the Plan of Victoria Place, as of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee; more particularly described according to a survey made by John Kohl & Company, License No. 100, dated June 19, 1995, as follows:

Said parts of Lots Nos. 1 and 2 front together 45 feet on the easterly side of Belmont Boulevard and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Brenda B. Mudter, married, by deed from Frank "Chip" Maxwell, III, married of record in Book 10150, page 815, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Joint driveway easement of record in Book 1283, page 111; and (3) All matters appearing on the Plan of record in Plat Book 332, page 10, said Register's Office.