THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 19274	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $278,000.00 Affiant Subscribed and sworn to before me, this 16th day of August, 2002. Notary Public My Commission Expires:

D-6634

WARRANTY DEED

My Commission Expires September 25, 2004

Address New Owner(s):	Send Tax Bills to	Tax Information
CARRIE E. OLIVER	ABN AMRO MORTGAGE GROUP	MAP 130-2
108 Windsor Drive	2600 W. Big Beaver Rd.	PARCEL 41
Nashville, Tennessee 37205	Troy, MI 48084	FB# 7DZ30055

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, NICK SPIVA, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CARRIE E. OLIVER, UNMARRIED, ("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 108 Windsor Drive, Nashville, Tennessee 37205.

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.

Wherever used, this singular shall include the plural, the plural and 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 August, 2002.

Davidson County DEEDWARR
Recvd: 08/23/02 14:17 2pgs
Fees:13.00 Taxes:1028.60
20020823-0102322

NICK SPIVA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICK SPIVA, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2002.

My Commission Expires: _____ Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, pages 94 and 95, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Nick Spiva by deed from Audrey W. Silver, unmarried and Linda Ann Weinstein, Trustee of the Law Trust appearing as Instrument No. 20020607-0069810, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 1422, page 248; and (3) All matters appearing on the Plan of record in Plat Book 421, pages 94 and 95, said Register's Office.