RECORD AND RETURN TO:
Mitchell A. Watts, Atty
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(SB) Title No: 45011
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/02/03 12:15 2pgs
Fees:13.00 Taxes:1480.00
20030902-0126622

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Malcolm Avison Robin Aison 2037 Priest Road Nashville, Tennessee 37215	Franklin American Mortgage Co. 501 Corporate Center Dr., Suite 400 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 144-12-018

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mindy Merrell***, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Malcolm J. Avison and spouse, Robin G. Avison** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Otter Creek Hills of record in Book 2900, page 110, and 111, Register's Office for said County to which plan reference is hereby made for a more complete description thereof together with and subject to easements for ingress and egress of record in Book 7516, page 105 and Book 1036, page 316, said Register's Office.

Being the same property conveyed to Cary Franklin Dunn and wife, Mindy Merrell Dunn by deed from Walter F. Schaltt and wife Mary P. Schatz of record in Book 10402, page 857, said Register's Office. The said Cary Franklin Dunn and Mindy Merrell Dunn have since divorced. By Quitclaim Deed of record in Instrument No. 20030410-0047934, Register's Office fro said County, Cary Franklin Dunn conveyed his interest in subject property to Mindy Merrell.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900, Page 110, and 111, said Register's Office, which Plan shows a minimum building setback line to be established by the City of Forest Hills, and easement for access to a water tank and Lot 34 along the rear and southerly front lines of said lot; Ingress and Egress easement as set for the in Book 7516, page 105 and Book 10364, page 316, said Register's Office.

This is improved property, known as: 2037 Priest Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of August, 2003.

Mindy Merrell

State of TENNESSEE
County of DAVIDSON

On this 29th day of August, 2003 , before me the undersigned authority, personally appeared Mindy Merrell , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Sworn and subscribed before me this the 29th day of August, 2003

My Commission Expires: 10/17/06

Notary Public

MITCHELLA WATTS Sumner County, Tennessee