[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Kevin McKenna and wife,	[	[ ]
[Dottie McKenna	[NEW OWNER	[Map 91-2]
[104 Woodmont Blvd., Ste. 115	[	[Parcel 311.00]
[Nashville, TN 37205		]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont		]
[Boulevard, Suite 115, Nashville, Tennessee 37205	98-02-4955	]
[		]

BOOK 10821 PG 42

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Karolyn Carpenter, David M. Carpenter, Jr. and William Brewster (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Kevin McKenna and wife, Dottie McKenna (The "Grantees"), Grantees heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 1405 and 1407, Block 50, Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karolyn Carpenter, David M. Carpenter and William Brewster by Warranty Deed from Leland D. Watts and wife, Winnifred A. Watts of record in Book 9753, page 369, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 5502 California Avenue, Nashville, Tennessee 37209.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $14,000.00.

Affiant

[Subscribed and sworn to before me this
[26th day of February, 1998.

Notary Public

[My Commission Expires: 11-24-2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of February, 1998.

BOOK 10821 PG 43

Karolyn Carpenter
Karolyn Carpenter

David M Carpenter Jr By Karolyn Carpenter AF
David M. Carpenter, Jr.

William Brewster

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 Karolyn Carpenter, 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 26th day of February, 1998.

Notary Public

My Commission Expires: 11.24.2001

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 David M. Carpenter, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of February, 1998.

Notary Public

My Commission Expires: 11-24-2001

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 William Brewster, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of February, 1998.

Notary Public

My Commission Expires: 11-24-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 1998, before me personally appeared Karolyn Carpenter to me known to be the person who executed the foregoing instrument on behalf of David M. Carpenter, Jr. and who acknowledged that she executed the same as the free act and deed of the said David M. Carpenter, Jr..

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of February, 1998.

My Commission Expireds: 11-24-2001

93 MAR -1 PM 3:10

0407537

This instrument prepared by David Carpenter
P.O. Box 280
Cumberland Furnance, TN 37051

EXHIBIT A

BOOK 10821 PG 44

SPECIFIC POWER OF ATTORNEY

Feb 26, 1998

I, David M Carpenter Jr, give Karolyn Carpenter the authority to sign my name at the closing for 5502 California Ave, Nashville Tn., on this date. The property is more completely described on the attached Exhibit A.

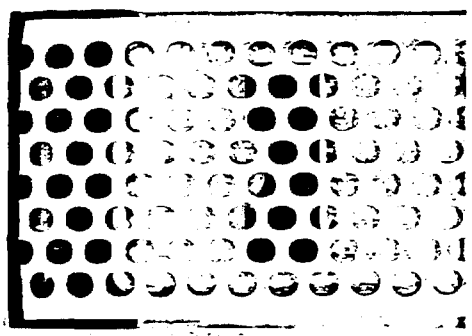
My Attorney in Fact named herein is authorized to execute, on my behalf, any deeds, settlement statements, affidavits or other documents deemed necessary by Belle Mead Title & Escrow Co. to complete the transfer of title to the aforementioned real property.

David Carpenter

Sworn to and described before me this 26th day of February , 1998.

Notary Public

April 16, 2001.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10821 PG 45

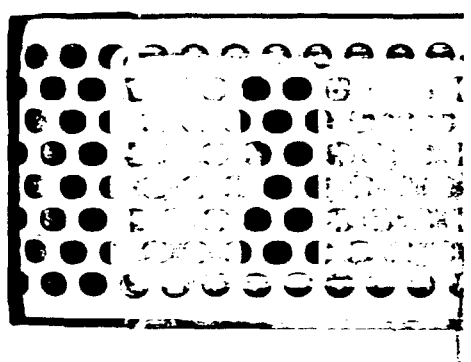
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible] 1-0[illegible]
[illegible] 21.[illegible]
[illegible] 1.[illegible]
[illegible] 10.[illegible]
TOTAL 34.[illegible]
CHECK 34.[illegible]

03/04/98 01 [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0407537
IDENTIFICATION REFERENCE

98 MAR -4 AM 9:19

No. 1261085