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. 18232**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me, this 20th day of August, 2001. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: KEVIN T. SEALE 4405 Idaho Avenue Nashville, Tennessee 37209	**Send Tax Bills To:** NATIONAL BANK OF COMMERCE 115 29th Ave. South Nashville, Tennessee 37212	**Tax Information:** MAP 103-4 PAR 55 FB 25W2355

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, LINDA ARNOLD, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KEVIN T. SEALE, UNMARRIED AND PATRICK R. NORRIS, UNMARRIED, AS JOINT TENANTS WITH THE RIGHTS 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 4405 Idaho Avenue, Nashville, Tennessee 37209 and is not now nor has it ever been the marital residence of the Grantor.

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 20th day of August, 2001.

LINDA ARNOLD

Davidson County DEEDWARR
Recvd: 08/23/01 12:17 2pgs
Fees:13.00 Taxes:592.00
20010823-0091187

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LINDA ARNOLD , 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, at office this 20th day of August, 2001.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 306 Block 17 on the Plan of Charlotte Park First Addition, as of record in Plat Book 57, page 103, Register's Office for said County, to which plan reference is made for a more complete description.

Together with an easement for ingress and egress created by Agreed Order appearing as Instrument No. 200002140014764, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to B. F. Arnold and wife, Mary A. Arnold by deed from Allie Barnard McCool of record in Book 1710, page 385, said Register's Office. The said B. F. Arnold having since died. The said Mary A. Arnold having conveyed her interest in said property to Linda Arnold by quitclaim deed of record in Book 11711, page 82, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 57, page 103, said Register's Office.