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. 18268**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $255,000.00 Affiant Subscribed and sworn to before me, this 30th day of August, 2001. Notary Public My Commission Expires: _____

My Commission Expires NOV. 23, 2003

WARRANTY DEED

Address New Owner: CARRIE E. CALHOUN 176 Kenner Avenue Nashville, Tennessee 37205	**Send Tax Bills To:** WORLD SAVINGS BANK P. O. Box 659548 San Antonio, Texas 78265	**Tax Information:** MAP 116-4 PAR 42 FB 7DA9560

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, MICHAEL E. BROOK, MARRIED AND J. SCOTT KING, MARRIED AND JAMES H. TODD, UNMARRIED("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CARRIE E. CALHOUN, 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 176 KENNER AVENUE, NASHVILLE, TENNESSEE 37205 and is not now nor has it ever been the marital residence of the Grantors.

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 30th day of AUGUST, 2001.

MICHAEL E. BROOK

J. SCOTT KING

JAMES H. TODD

Davidson County DEEDWARR
Recvd: 09/05/01 10:12 3pgs
Fees:18.00 Taxes:943.50

20010905-0095798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MICHAEL E. BROOK, J. SCOTT KING AND JAMES H. TODD, 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 30th day of August, 2001.

Notary Public

My Commission Expires:

My Commission Expires
NOV. 23, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 23 in the Kenner Manor Land Company's Second Subdivision of the Kenner Tract, a plan which is of record in Book 421, page 100, Register's Office for said County, as follows:

Said northerly part of Lot No. 23 fronts 50 feet on the easterly side of Kenner Avenue and extends back eastwardly between parallel lines on the northerly line 156 feet and on the southerly line 154 feet, more or less, to a 10-foot reserve strip in rear and measures 50 feet, more or less, on said strip.

Being the same property conveyed to Michael E. Brook and J. Scott King and James H. Todd by deed from Betty Jane Keeling, a widow of record as Instrument No. 20000919-0093114, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 4001, page 176; and (3) All matters appearing on the Plan of record in Plat Book 421, page 100, said Register's Office.