BOX 15

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. 18392**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00. Affiant Subscribed and sworn to before me, this 8th day of OCTOBER, 2001. Notary Public My Commission Expires: 1/31/04

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. David C. Kloeppel 709 Lynnwood Boulevard Nashville, TN 37205	UNION PLANTERS 215 FORREST STREET HATTIESBURG, MS 39403	MAP 130-07 PAR 64.00 FB 01810

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, DAVID M. ELLINGSON AND WIFE, KIM C. ELLINGSON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID C. KLOEPPEL AND WIFE, ANN R. KLOEPPEL ("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 709 Lynnwood Boulevard, 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.

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 8th day of OCTOBER, 2001.

DAVID M. ELLINGSON

KIM C. ELLINGSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID M. ELLINGSON AND WIFE, KIM C. ELLINGSON, 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 8th day of OCTOBER, 2001.

My Commission Expires: 5/16/05

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Davidson County DEEDWARR
Recvd: 10/16/01 16:01 2pgs
Fees:13.00 Taxes:4255.00

20011016-0112885

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Re-subdivision Parts-Royal Oaks, as of record in Plat Book 974, pages 4 and 5, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David M. Ellingson and wife, Kim C. Ellingson by deed from John H. Hurshman and wife, Penelope Leighton of record in Book 11496, page 903, 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 4264, page 281; and (3) All matters appearing on the Plan of record in Plat Book 974, pages 4 and 5, said Register's Office.