STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of November, 2001.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/04/01 16:58 2pgs
Fees:13.00 Taxes:728.90
20011204-0133290

ADDRESS NEW OWNER(S) AS FOLLOWS:
Marshall I. Karr
~~116 29th Avenue~~ 173 Carnavon Pkwy
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
104-030-023.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James A. Bateman and wife, Harriette H. Bateman** hereinafter referred to as Grantors, hereby transfers and conveys to **Marshall I. Karr** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of John H. Williams, Jr. Subdivision of Lot No. 55, Boyd Cockrill Spring Tract, a plan of which is of record in Book 161, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the easterly side of 29th Avenue, South, formerly Williams Avenue and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed to James A. Bateman and wife, Harriette Bateman a/k/a Harriette H. Bateman by Installment Deed from Sophie Goldman of record in Book 5530, Page 746, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 161, Page 77, Register's Office for &*V28& County, Tennessee.

All other matters that would be revealed by an accurate survey.

All other easements and restrictions of record in said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 116 29th Avenue South, Nashville, Tennessee ~~37205~~ 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of November, 2001.

James A. Bateman

Harriette H. Bateman

Harriette H. Bateman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Bateman and wife, and Harriette H. Bateman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2001.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

Notary Public

11/2/05

My Commission Expires

04315-BP