THIS INSTRUMENT PREPARED BY:
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd., Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 18443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $135,000.00

Affiant

Subscribed and sworn to before me, this 4th day of December, 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(s):	Send Tax Bills to	Tax Information
DENNIS J. BLACKWELL	NEW OWNER	60-12
102 Sunset Drive		50
Nashville, Tennessee 37207		12DZ7915

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, KENNETH LEONARD, MARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DENNIS J. BLACKWELL AND WIFE, ELAINE H. BLACKWELL, ("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 102 Sunset Drive, Nashville, Tennessee 37207, **and not the principal residence of Grantor herein.**

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.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of December, 2001.

KENNETH LEONARD

Davidson County DEEDWARR
Recvd: 12/05/01 13:51 2pgs
Fees:13.00 Taxes:499.50

20011205-0133866

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH LEONARD, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2001.

My Commission Expires

Notary Public

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

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 1-6 on the Plan of Highland Park, as of record in Plat Book 5190, page 203, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth Leonard by deed from Paul H. Freeman and wife, Margaret S. Freeman of record in Book 9902, page 668, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 1038, page 551; (2) Easements of record in Book 4015, page 37 and in Book 4872, page 910; and (3) All matters appearing on the Plan of record in Plat Book 5190, page 203, said Register's Office.