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. 18570**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $238,000.00. Joseph F Lentz Jr Affiant Subscribed and sworn to before me, this 28th day of December, 2001. Notary Public My Commission Expires:

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: MR/MRS. JOSEPH F. LENTZ, JR. 2911 Westmoreland Drive Nashville, Tennessee 37212	**Send Tax Bills To:** NATIONAL COMMERCE BANK SERVICES One Commerce Square Memphis, Tennessee 38150	**Tax Information:** MAP 104-14 PAR 82 FB 24W4775

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, LENORE MCNULTY NELSON FREY, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOSEPH F. LENTZ, JR. AND WIFE, LYNN W. LENTZ ("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 2911 WESTMORELAND DRIVE, NASHVILLE, TENNESSEE 37212 and has never 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 28th day of December, 2001.

Lenore McNulty Nelson Frey
LENORE MCNULTY NELSON FREY

Davidson County DEEDWARR
Recvd: 12/31/01 13:38 2pgs
Fees:13.00 Taxes:880.60
20011231-0145042

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, LENORE MCNULTY NELSON FREY, 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 28th day of December, 2001.

My Commission Expires:

Notary Public

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Plat Book 421, page 16, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lenore McNulty Nelson by quitclaim deed from W. T. Moon, Trustee of record in Book 5043, page 312, said Register's Office. The said Lenore McNulty Nelson has since married.

This conveyance is made subject to: All matters appearing on the Plan of record in Plat Book 421, page 16, said Register's Office.