*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

ADDRESS NEW OWNER:
Terrence Possehl
461 E. 61st Street
Long Beach, CA 90805

Davidson County DEEDWARR
Recvd: 02/20/02 08:28 2pgs
Fees:13.00 Taxes:270.10
20020220-0021291

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 82-7
PARCEL 52.00
20W-15090

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joseph K. Petway Jr., Janet E. Thompson, and Meredith P. Petway, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Terrence Possehl, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 107, on the Plan of Dr. V.S. Lindsley's Addition to East Nashville, of record in Plat Book 57, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Joseph K. Petway, Jr., Janet E. Thompson and Meredith P. Petway, by Executor's Deed from Janet E. Thompson, Executrix of the Estate of Joseph K. Petway, Sr. of record in INST: 20020109-0003244, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2002 have been pro-rated and assumed by Grantee.

Janet E. Thompson executed this instrument on behalf of Joseph K. Petway, Jr. pursuant to a Power of Attorney which is being placed of record currently herewith in INST: 20020220 - 0021290

This is improved property known as 801 N. Second Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Terrence Possehl, his heirs and assigns, forever; and we, Joseph K. Petway Jr., Janet E. Thompson, and Meredith P. Petway, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of February, 2002.

Joseph K. Petway Jr. by Janet E. Thompson
Attorney-in-Fact

Janet E. Thompson

Meredith P. Petway

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Janet E. Thompson and Meredith P. Petway, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of February, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Janet E. Thompson 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, and who further acknowledged that she is the Attorney In Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 12th day of February , 2002.

Notary Public

My Commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 73,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of February, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004