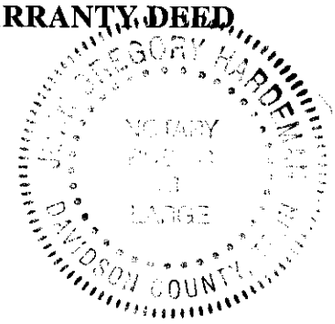
WARRANTY DEED



My Commission Expires MAR. 20, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00

Bradford Kennard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2002

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradford P. Kennard (NAME)	SunTrust Bank (NAME)	MAP 133-13
611 Elysian Fields Road (ADDRESS)	201 - 4th Avenue North (ADDRESS)	PARCEL 2
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Evelyn Dixon, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradford P. Kennard, unmarried

HEREINAFTER CALLED THE 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. 670 on the Plan of Caldwell Hall, Section 7, of record in book 3300, page 19, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Evelyn Dixon, unmarried, by deed from Jack Clay Swift, unmarried, of record in Book 11451, page 963, said Register's Office.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3300, page 19, said Register's Office; and (c) restrictive covenants of record in Book 1788, page 108 and Book 3279, page 458, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/28/02 15:58 2pgs
Fees:13.00 Taxes:401.45

20020228-0025764

unimproved ( )
This is improved (X) property, known as 611 Elysian Fields Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 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 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 28th day of February, 2002

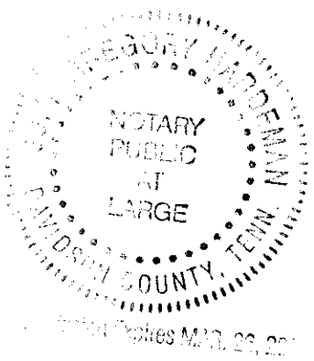
Evelyn Dixon by Linda McIllwain

Evelyn Dixon by Linda McIllwain, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2002, before me personally appeared, Linda McIllwain to me known to be the person who executed the foregoing instrument on behalf of Evelyn Dixon and acknowledged that she executed the same as the free act and deed of Evelyn Dixon.

WITNESS my hand and seal this 28th day of February, 2002.



Notary Public