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. 18747**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $184,000.00. David W Spragens Affiant Subscribed and sworn to before me, this 28th day of FEBRUARY, 2002. Notary Public My Commission Expires: My Commission Expires September 25, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Mr. David W. Spragens 4111 Media Street Nashville, TN 37209	**Send Tax Bills To:** AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** MAP 103-04 PAR 337 FB 25W 03430

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, JOSEPH F. LENTZ AND WIFE, LYNN W. LENTZ ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID W. SPRAGENS ("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 4111 Media Street, Nashville, Tennessee 37209.

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 FEBRUARY, 2002.

Joseph F Lentz Jr.
JOSEPH F. LENTZ

Lynn W. Lentz
LYNN W. LENTZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOSEPH F. LENTZ AND WIFE, LYNN W. LENTZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of FEBRUARY, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires September 25, 2004

Notary Public

Davidson County DEEDWARR
Recvd: 03/05/02 11:46 2pgs
Fees:13.00 Taxes:680.80

20020305-0027407

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of West End Annex, as of record in Plat Book 332, page 61, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph F. Lentz and spouse, Lynn W. Lentz by deed from Jeffrey Allen Damon and spouse, Cynthia D. Damon of record in Book 11138, page 955, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 332, page 61, said Register's Office.