THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 53,830.12

Affiant

Subscribed and sworn to before me, this 27th day of March, 2002

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

My Commission Expires: 10.12.05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ERIC J. LESUEUR 1133 Kirkland Avenue Nashville, Tennessee 37216	Eric J. Lesueur 1200 Eastdale Avenue Nashville, Tennessee 37216	MAP 72-03 PARCEL 344

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY THREE THOUSAND EIGHT HUNDRED THIRTY AND 12/100---------- ($ 53,830.12) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, RONNIE OWEN AND WIFE, MICHELLE OWEN hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ERIC J. LESUEUR AND WIFE, JERRI D. LESUEUR 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:

BEING the easterly 57.3 feet of Lot No. 40 on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 40 fronts 57.3 feet on the northerly side of Kirkland Avenue and runs back 200.3 feet, more or less, on the westerly line and 202.5 feet on the easterly line with the westerly margin of Windsor Street to the southerly line of Lot No. 57 and measures 57.3 feet thereon.

BEING the same property conveyed to Ronnie Owen and wife, Michelle Owen, by limited warranty deed from Chase Manhattan Bank USA, NA, of record in Book 11416, page 193, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/01/02 13:24 2pgs
Fees:13.00 Taxes:199.17
20020401-0039192

This is improved property known as 1133 Kirkland Avenue, Nashville, Tennessee 37216

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Ingelwood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves_, _their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hands on this the _27th_ day of _March_, 2002_.

RONNIE OWEN

MICHELLE OWEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONNIE OWEN AND WIFE, MICHELLE OWEN, the bargainor_s_, 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 and official seal this _27th_ day of _March, 2002_.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public