Box 44
LR.

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,130,000.00. Affiant Subscribed and sworn to before me this 19th day of APRIL, 2002. Notary Public My Commission Expires:

First Title & Escrow Co., Inc.
FTEC File No. 18932

Davidson County DEEDWARR
Recvd: 04/25/02 11:25 2pgs
Fees:13.00 Taxes:4181.00

20020425-0051070

GEORGE MUDTER JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Philip J. Kregor 512 Lynnwood Boulevard Nashville, TN 37205	Same as new owner	MAP 130-3 PAR 86 FB BM 1245

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, E. WAYNE POWELL, JR. AND WIFE, KAREN KEENAN POWELL ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to PHILIP J. KREGOR ("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 512 Lynnwood Boulevard, Nashville, Tennessee 37205.

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 19th day of APRIL, 2002.

E. WAYNE POWELL, JR.

KAREN KEENAN POWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, E. WAYNE POWELL, JR. AND WIFE, KAREN KEENAN POWELL, 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 19th day of APRIL, 2002.

My Commission Expires: _____ Notary Public

GEORGE MUDTER JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires September 25, 2004

EXHIBIT "A"

Land if Davidson County, Tennessee, being the Northerly part of Lot No. 199, part of the southerly part of Lot No. 198, and that part of Brighton Avenue (now closed by instrument of record in Book 1334, page 402, and re-recorded in Book 1358, page 316, Register's Office for Davidson County, Tennessee) lying east of said parts of said lots, and shown on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and described according to an unregistered copy of a survey thereof made July 2, 1947, by Harvey Gee, Surveyor, as follows:

Beginning at the northeast corner of Lynwood Boulevard and Sunnybrook Drive, shown on the revised plan of said Royal Oaks Land Company's subdivision; thence northerly with the easterly margin of Lynwood Boulevard, around a slight curve, 200 feet to a point at an iron pin; thence eastwardly 260.1 feet to the easterly margin of Brighton Avenue, now closed, in the west line of Lot 224, at an iron pin; thence southerly along the westerly line of Lot 224, along the easterly margin of Brighton Avenue, now closed, 200 feet to an iron pin in the northerly margin of Sunnybrook Drive; thence with the northerly margin of said Drive, westerly 290.4 feet to the beginning.

Being the same property conveyed to E. Wayne Powell, Jr. and spouse, Karen Keenan Powell by deed from Robert M. Hutton and spouse, Jacqueline R. Hutton appearing as Instrument No. 200006190060476, 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 421, pages 102 and 103, said Register's Office.