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. 18950**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me, this 26th day of April, 2002. Notary Public My Commission Expires:

GEORGE E. 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:**
JOHN V. MOHLENKAMP 2607 Sunset Place Nashville, Tennessee 37212	AMSOUTH BANK 2050 Parkway Circle Birmingham, AL 35244	MAP 104-15 PAR 106 FB 24W9820

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, DAVID M. LOVINGER, MARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOHN V. MOHLENKAMP, UNMARRIED, ("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 2607 Sunset Place, Nashville, Tennessee 37212.

Ulla Kekku Lehtonen, spouse of David M. Lovinger, joins in the execution of this instrument for the purpose of conveying any interest she may have in subject property by virtue of her marriage to the said David M. Lovinger.

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 26th day of April, 2002.

DAVID M. LOVINGER

ULLA KEKKU LEHTONEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID M. LOVINGER AND ULLA KEKKU LEHTONEN, 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 26th day of April, 2002.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 04/30/02 12:07 2pgs
Fees:13.00 Taxes:814.00

20020430-0052822

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 75 feet of Lot No. 20 on the map of Sunset Park Subdivision, of record in Book 332, Register's Office for said County.

Said western part of Lot No. 20 fronts 75 feet on the southerly margin of Sunset Place, formerly Turner Avenue, and extends back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to David M. Lovinger by deed from David Logsdon and spouse, Caroline Logsdon of record in Book 8502, page 102, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 1133, page 191; and (3) All matters appearing on the Plan of record in Plat Book 332, page 132, said Register's Office.