File Box 8

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 18996**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $235,500.00. Affiant Subscribed and sworn to before me, this 3rd day of MAY, 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:**
Mr. Matthew G. Springer 3605 Rainbow Place Nashville, TN 37204	SunTrust Bank 201 4th Ave. North Nashville, TN 37219	MAP 118-14 PAR 79 FB OH 7085

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, NELL ANN CARPENTER, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MATTHEW G. SPRINGER ("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 3605 Rainbow Place, Nashville, Tennessee 37204.

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 3rd day of MAY, 2002.

NELL ANN CARPENTER

Davidson County DEEDWARR
Recvd: 05/07/02 16:04 2pgs
Fees:13.00 Taxes:871.35
20020507-0056421

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, NELL ANN CARPENTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of MAY, 2002.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 25, 2004

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being the north 35 feet front and 30.2 feet rear of Lot No. 25 and the south 54.5 feet front and rear of Lot No. 24 on the Map of Marengo Park, Section "C" of record in Book 1130, page 21 of the Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 89.5 feet on the westerly side of Rainbow Road and run back between lines 216.8 feet, more or less, on the northerly line of part of Lot No. 24 and 213.25 feet, more or less, on the southerly line of part of Lot No. 25, to a dead line, on which they measure 84.7 feet.

Being the same property conveyed to Nell Ann Carpenter by deed from Darwin Hindman, III and wife, J. Elisabeth Hindman appearing as Instrument No. 20010618-0064375, 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 1130, page 21, said Register's Office.