THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Rd., #110
Nashville, Tennessee 37215

FILE: BOX 8B
First Title and Escrow Company, Inc.
FTEC No. 19001

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $198,000.00

Jennifer McDowell
Affiant

Subscribed and sworn to before me, this 17th day of May, 2002.

Notary Public

My Commission Expires: Jan. 31, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MATTHEW B. STAHLMAN	Bank of America	MAP 116-04-0
186 Kenner Avenue	275 Valencia Avenue	PARCEL 037.00
Nashville, Tennessee 37205	Brea, CA 92923	FB# 07DA09585

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, GEORGE B. MABRY, JR. AND WIFE, EMILY M. MABRY, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MATTHEW B. STAHLMAN, 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 186 Kenner Avenue, 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.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2002.

Davidson County DEEDWARR
Recvd: 05/20/02 15:05 2pgs
Fees:13.00 Taxes:732.60
20020520-0061552

GEORGE B. MABRY, JR.

EMILY M. MABRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE B. MABRY, JR. AND EMILY M. MABRY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of May, 2002.

My Commission Expires: _____

GERALD C. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 25 on the plan of Kenner-Manor Land Co.'s Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County, described as follows:

Said southerly one-half of said lot fronts 50 feet on the northeasterly margin of Kenner Avenue and extends back 139.5 feet, more or less, on the northwesterly line and 136 feet on the southeasterly line to a dead line in the rear on which it measures 50.08 feet.

Being the same property conveyed to George B. Mabry, Jr. and spouse, Emily M. Mabry, by deed from Haywood D. Moxley and spouse, Margaret E. Renkl of record in Book 9687, page 322, said Register's Office.

Being the same property conveyed to George B. Mabry, Jr. and spouse, Emily M. Mabry, by deed from Haywood D. Moxley and spouse, Margaret E. Renkl of record in Book 9687, page 322, 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 3933, page 57; and (3) All matters appearing on the Plan of record in Plat Book 421, page 100, said Register's Office.