Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $104,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2002.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 07/23/02 09:46 2pgs
Fees:13.00 Taxes:384.80
20020723-0088185

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael Kinzer 2208 11th Avenue South Nashville TN 37204	SouthTrust Mortgage Corp. P.O. Box 532060 Birmingham, AL 35253-2060	105-13-236

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elleri Wyatt LeBlanc and husband, Jean Pierre LeBlanc, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael Kinzer and wife, Grace Ann Turner, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Duckworth's Addition to Nashville, of record in Book 57, Page 83, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the easterly side of 11th Avenue South, formerly Bertie Avenue, and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Elleri Wyatt LeBlanc and husband, Jean Pierre LeBlanc, by deed from Teena S. Camp, of record in Book 11602, Page 652, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2208 11th Avenue South, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 15th day of July, 2002.

Elleri Wyatt LeBlanc

Jean Pierre LeBlanc

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elleri Wyatt LeBlanc and Jean Pierre LeBlanc, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 15th day of July, 2002.

Notary Public

My Commission expires 03/14/05