Prepared by:
Mary Paty Lynn Jetton
MANIER & HEROD
2200 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2494

RETURN TO:
BANKERS TITLE & ESCROW CORP.
1310 WEST END AVE.
NASHVILLE TN 37203

Davidson County DEEDWARR
Recvd: 07/24/02 11:52 2pgs
Fees:13.00 Taxes:1091.87
20020724-0088836

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Josh King and Julie Holcomb 2601 Essex Place Nashville, TN 37221	Josh King and Julie Holcomb 2601 Essex Place Nashville, TN 37221	Map: 104 Parcel: 275

++

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER
$295,100

Mark S. LeV

Sworn and subscribed to before me this 19th day of July, 2002.

My Commission Expires: 4/29/05

Notary Public

++

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand Dollars ($250,000), the receipt and sufficiency of which is hereby acknowledged, Mark S. Levan ("Grantor"), an unmarried individual, has this date bargained and sold, and does hereby sell, transfer, and convey unto Josh King and Julie Holcomb, as tenants in common with right of survivorship ("Grantee"), Grantee's heirs and assigns, all Grantor's right, title, and interest in the following described tract of land:

Land in Davidson county, Tennessee, being Lot No. 117 in the Bransford Realty Co.'s Subdivision of the Edgar Jones Homeplace, the plan of which is of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 117 fronts 60 feet on the south side of Essex Avenue, and extends back southerly between parallel lines 165 feet, more or less, to an alley.

Being the same property conveyed to Mark S. LeVan by Warranty Deed from Mark M. Jones and wife, Shirley G. Jones, of record in Book 10533, page 62, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS IMPROVED PROPERTY LOCATED at: 2601 Essex Place, Nashville, Tennessee 37221.

The description contained in this Deed is the same description as in the previous deed of record.

TO HAVE AND TO HOLD the above described real estate together with all improvements situated thereon and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, in fee simple forever. Grantor COVENANTS with the said Grantee that it is lawfully seized and possessed of the above described real estate, that is has good and lawful right to sell and convey the same and that, except as hereinafter provided, the same is unencumbered, and it binds him and his successors, assigns, and representatives to forever warrant and defend the title (subject to the hereinafter described encumbrances) thereto against the lawful claims of all persons whomsoever. The above-described real estate is subject to the following: (i) any facts that would be disclosed by a comprehensive survey of the property; and (ii) real property taxes for the year 2002, a lien for which has arisen, which are not yet due and payable.

WITNESS my hand this 19 day of July, 2002.

Mark S. Levan
MARK S. LEVAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Denise C. Williams, of the State and County mentioned, personally appeared MARK S. LEVAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 19th day of July, 2002.

Denise C. Williams
Notary Public

My Commission Expires:
1/29/05

229384