WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 248,900.00

William E. Bauer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 2002

L. Kaye Seagraves
Notary Public

MY COMMISSION EXPIRES: 11-26-2005 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 08/23/02 11:37 2pgs
Fees:13.00 Taxes:920.93
20020823-0102203

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Bauer (NAME)	National Bank of Commerce (NAME)	MAP 142, GP. 13A
1533 Eller Drive (ADDRESS)	115 29th Avenue South (ADDRESS)	PARCEL 67.00 CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	9D80949

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael W. Cartmell and wife, Karen S. Cartmell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William E. Bauer, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 67, Phase One, Riverside, of record in Plat Book 6900, Pages 490-492, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Easements and Restrictive Covenants, of record in Book 7405, Page 780, amended in Book 8104, Page 211, and Book 11063, Page 996, Book 7185, Page 619; and Charter of record in Book 7829, Page 703, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael W. Cartmell and wife, Karen S. Cartmell by deed from Nella B. Meade of record in Book 11222, Page 350, Register's Office, Davidson County, Tennessee.

Karen S. Cartmell executed this instrument on behalf of Michael W. Cartmell pursuant to a Power of Attorney of record in Instr: # 20020823-0102202 Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to N.E.S. Easement, Water Line Easement, public utility easement, and minimum building setback lines, of record in Plat Book 6900, Page 490-492, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1533 Eller Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand s this 21st day of August 2002

Michael W. Cartmell
By: Michael W Cartmell by Karen S. Cartmell
Karen S. Cartmell, Attorney-in-fact

Karen S Cartmell Attorney in fact
Karen S. Cartmell

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Karen S. Cartmell the bargainor(s), 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 and official seal at Nashville, Tennessee, this the 21st day of August, 2002.

Dixie Seagraves
NOTARY PUBLIC

My Commission Expires: 11-26-2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Karen S. Cartmell as Attorney-in-Fact for Michael W. Cartmell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of August, 2002.

Dixie Seagraves
NOTARY PUBLIC

My Commission Expires: 11-26-2005

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY