WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,500.00

George Phocian Sampson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KEVIN C. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXP. 10-25-2003

Davidson County DEEDWARR
Recvd: 09/03/02 08:06 2pgs
Fees:13.00 Taxes:567.95
20020903-0105622

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Phocian Sampson (NAME)	SAME (NAME)	MAP 172-12-B
2604 Call Hill Road (ADDRESS)	(ADDRESS)	PARCEL 53
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Ola Mae Kimbrough, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Phocian Sampson and wife, Dorothy Tate Sampson

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:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Bradford Hills, Section Five, a Planned Unit Development, of record in Book 7900, page 6 and Book 7900, pages 287 and 288, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to B. L. Kimbrough and wife, Ola Mae Kimbrough by deed from William R. Jacobian and wife, Erwena A. Jacobian, of record in Book 11559, page 419, said Register's Office. B. L. Kimbrough has since died vesting title solely in Ola Mae Kimbrough.

Karen Leigh Sanders is executing this deed on behalf of Ola Mae Kimbrough pursuant to Power of Attorney of record in Instrument #20020731-0091887, Register's Office for Davidson County, Tennessee. Ola Mae Kimbrough is the same person as Ola T. Kimbrough.

This conveyance is subject to (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 287, said Register's Office; (c) Bylaws of record in Book 8071, page 531, said Register's Office; and (d) restrictive covenants of record in Book 8069, page 170 & Book 8372, page 901, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2604 Call Hill Road, Nashville, Tennessee 37211
(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 my hand this 30th day of August, 2002

Ola Mae Kimbrough

Ola Mae Kimbrough by Karen Leigh Sanders, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of August, 2002, before me personally appeared KAREN LEIGH SANDERS to me known to be the person who executed the foregoing instrument on behalf of Ola Mae Kimbrough and acknowledged that she executed the same as the free act and deed of Ola Mae Kimbrough.

WITNESS my hand and seal this 30th day of August, 2002.

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE