THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Rd., #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 19209	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $$75,000.00 Affiant Subscribed and sworn to before me, this 29th day of August, 2002. Notary Public My Commission Expires: My Commission Expires September 25, 2004

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS DONALD M. BREEDING	Owner	MAP 117-19
3605 Sycamore Lane		PARCEL 117
Nashville, Tennessee 37215		FB# 7DA 36420

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, JAMES R. KELLAM, III, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DONALD M. BREEDING, MARRIED, ("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 3605 Sycamore Lane, Nashville, Tennessee 37215.

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 29th day of August, 2002.

JAMES R. KELLAM, III

Davidson County DEEDWARR
Recvd: 09/04/02 15:15 2pgs
Fees:13.00 Taxes:2127.50

20020904-0107200

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. KELLAM, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2002.

My Commission Expires:

Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section II Blackberry Hollow, as of record in Plat Book 5200, page 157, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James Robert Kellam, III et ux, Gwynn H. Kellam by deed from Betty S. Steltemeier, a single person of record in Book 7133, page 989, said Register's Office. The said Gwynn H. Kellam having since died.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5441, page 160; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 157, said Register's Office.