This Instrument Was Prepared By:

Hugh W. Entrekin
700 Craighead Street, Suite 107
Nashville, TN 37204

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 67,308.00.

Affiant

Subscribed and sworn to before me, this 19th day of September, 2002.

Notary Public

My Commission Expires: 9/28/03

Davidson County DEEDWARR
Recvd: 09/26/02 10:31 2pgs
Fees:13.00 Taxes:249.01
20020926-0117285

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Barry Hunter Downer 256 Stewarts Ferry Pike #254 Nashville, TN 37206	SAME	83-13-159

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Albert B. Morrison, a married man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Barry Hunter Downer, unmarried, hereinafter called the Grantee, his heirs and representatives, that certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson county, Tennessee being Lot No. 149 on the Plan of East Edgefield Addition as of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 149 fronts 50 feet on the northerly side of Boscobel, formerly Magnolia Street, and runs back between parallel lines, 170 feet to an alley.
>
> Being the same property conveyed to Albert B. Morrison, a married man by deed of record in Book 10699, Page 698, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. 2002 taxes, a lien not yet due and payable.
2. Any and all restrictions and easements of record.
3. All matters set forth in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.

This is improved property known as 1301 Boscobel Street Nashville, TN 37206

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee his heirs and representatives, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of September, 2002.

Albert B. Morrison

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, the within named Albert B. Morrison the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of September, 2002.

STEPHANIE W. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 20, 2002