THIS INSTRUMENT PREPARED BY: **MUDTER & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** **File Box 9B**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Beth M. Brock Affiant Subscribed and sworn to before me, this 3rd day of October, 2002. Tracey A Brooks Notary Public My Commission Expires: 5/28/04

WARRANTY DEED

Address New Owner(s): Tom R. Steele and wife, Katie G. Steele 4504 Millrace Lane Nashville, TN 37205	Send Tax Bills to New Owners	Tax Information: Map: 116-07-0 Parcel: 129.00 FB: BM 27055

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, J. HUNTER ATKINS and wife, LEIGH Z. ATKINS, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to TOM R. STEELE and wife, KATIE G. STEELE, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 2 day of October, 2002.

J. HUNTER ATKINS

Leigh Z. Atkins

LEIGH Z. ATKINS

Davidson County DEEDWARR
Recvd: 10/03/02 12:22 2pgs
Fees:13.00 Taxes:832.50

20021003-0120801

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. Hunter Atkins and wife, Leigh Z. Atkins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2ND day of October, 2002.

Beth M. Brock
Notary Public

My Commission Expires: 5/16/05

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the Plan of Millrace Subdivision, of record in Book 9700, page 492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Tom R. Steele and wife, Katie G. Steele, an undivided one-half interest as tenants by the entirety, and to J. Hunter Atkins and wife, Leigh Z. Atkins, an undivided one-half interest as tenants by the entirety by deed from John Alden Rodgers of record in Book 10748, page 310, Register's Office for Davidson County, Tennessee.

Encumbrances

1. Property taxes for the year 2002 have been prorated and are to be paid by the Grantor.
2. All matters as shown on the Plan of record in Book 9700, page 492, Register's Office for Davidson County, Tennessee.
3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Protective Covenants, Conditions and Restrictions for Millrace Subdivision, and the By-Laws appended thereto, of record in Book 10656, page 220, Register's Office for Davidson County, Tennessee.
4. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 6975, page 31, Register's Office for Davidson County, Tennessee.
5. Easement for the flow of Sugartree Creek.