Davidson County DEEDWARR
Recvd: 11/12/02 13:48 2pgs
Fees:13.00 Taxes:1110.00

20021112-0139894

WARRANTY DEED

KENT-H02539

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES: 1-25-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

Middle Tennessee Escrow Company, LLC
120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Barbara A. Rogowski Kent, M.D.	SunTrust Bank	92-11-292
(NAME)	(NAME)	
341 21st Avenue North	201 4th Ave N.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LEARY ADVERTISING, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BARBARA A. ROGOWSKI KENT, M.D., hereinafter called the Grantee(s), their heirs and assigns, that 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. 128 of Block 10 on the plan of Murphy Land Company's Division "B", a plan showing said property divided into lots blocks is of record at Book 161, page 126, Register's Office for said county, but does not show the blocks divided into lots, and described according to a printed copy of an unregistered plan, as follows:

Said Lot No. 128 of Block 10 fronts 50 feet on the westerly margin of 21st Avenue North, formerly Vanderbilt Avenue, and extends back between parallel lines, parallel with and 256 feet north of the northerly margin of Murphy Avenue, 168 feet to an alley.

Being the same property conveyed to Leary Advertising, Inc. by Deed from Steven W. Tate, M.D., of record in Book 8953, page 350, said Register's Office.

This is improved (X) property, known as 341 21st Avenue North, Nashville, Tennessee 37203
unimproved ( )
(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/our hand(s) this 31st day of October, 2002.

Leary Advertising Inc
Leary Advertising, Inc.

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 Leary Advertising, Inc., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood (city), TN. (state), this 31st day of October, 2002.

Notary Public

My Commission Expires: 1-25-2003

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 128 of Block 10 on the plan of Murphy Land Company's Division "B", a plan showing said property divided into lots blocks is of record at Book 161, page 126, Register's Office for said county, but does not show the blocks divided into lots, and described according to a printed copy of an unregistered plan, as follows:

Said Lot No. 128 of Block 10 fronts 50 feet on the westerly margin of 21st Avenue North, formerly Vanderbilt Avenue, and extends back between parallel lines, parallel with and 256 feet north of the northerly margin of Murphy Avenue, 168 feet to an alley.

Being the same property conveyed to Leary Advertising, Inc. by Deed from Steven M. Tate, M.D., of record in Book 8953, page 350, said Register's Office.