Davidson County DEEDWARR
Recvd: 11/21/02 10:07 3pgs
Fees:18.00 Taxes:1429.13
20021121-0144674

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19438**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $386,250.00. Affiant Subscribed and sworn to before me, this 15th day of November, 2002. Notary Public My Commission Expires:

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

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
LEONARD H. ARMISTEAD, III 12 Lexington Green Nashville, Tennessee 37215	SUNTRUST BANK 201 4th Ave. North, 7th Fl. Nashville, Tennessee 37219	MAP 131-1-J PAR 2.00co FB 7DA 92611

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, KAREN S. KEENAN POWELL , MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LEONARD H. ARMISTEAD, III , UNMARRIED ("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 12 Lexington Green, Nashville, Tennessee 37215.

Wayne Powell, spouse of Karen S. Keenan Powell, joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Karen S. Keenan Powell.

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.

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, Grantor has executed this instrument on this 15th day of November, 2002.

Karen S. Keenan Powell
by W Powell

KAREN S. KEENAN POWELL
BY WAYNE POWELL, ATTORNEY-IN-FACT

W Powell

WAYNE POWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WAYNE POWELL, 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 and who further acknowledged that he is the Attorney-in-Fact for the said KAREN S. KEENAN POWELL, and is authorized by the said KAREN S. KEENAN POWELL to execute this instrument on her behalf.

Witness my hand, at office, this 15th day of November, 2002.

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

My Commission Expires: _____

Notary Public

My Commission Expires
September 25, 2004

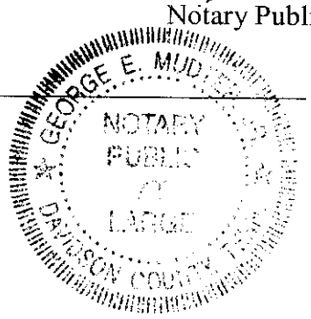
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, WAYNE POWELL, 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 15th day of November, 2002.

Notary Public

My Commission Expires:



My Commission Expires
September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Lexington Green, as of record in Plat Book 6900, page 198, corrected in Book 7501, page 786 and in Book 7794, page 84, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Karen S. Keenan, unmarried, by deed from David Bronson Ingram and wife, Sarah LeBrun Ingram of record in Book 9395, page 946, said Register's Office. The said Karen S. Keenan having since married.

This conveyance is made subject to: (1) Restrictions of record in Book 7118, page 21; (2) Charter of record in Book 7144, page 262; (3) Easements of record in Book 4155, page 552, Book 4159, page 121; and (4) All matters appearing on the Plan of record in Plat Book 6900, page 198, corrected in Book 7501, page 786, Book 7794, page 84, said Register's Office.