THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 13146J

MAP/GROUP/PARCEL:
42-7-083.00

NEW OWNER'S NAME AND ADDRESS:
JAMES E. BLUNKALL
1103 Gleaves Glen Drive
Mt. Juliet, TN. 37122

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 12/04/02 15:30 6pgs
Fees:33.00 Taxes:431.05
20021204-0149556

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JEANELLE L. HOLT, an unremarried widow, hereinafter called Grantor, do hereby transfer and convey unto JAMES E. BLUNKALL, a married man, his heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 41 on the Map of Haven Acres, Section II, as of record in Book 2331, Page 139, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said property.
>
> The subject property is commonly known as 609 RONNIE ROAD, Madison, TN 37115.
>
> BEING the same property conveyed to Samuel Roy Holt and wife, Jeanelle L. Holt herein by deed of record in Book 2901, Page 409, Register's Office for Davidson County, Tennessee. Samuel Roy Holt died in November 2001, and at the time of his death was the husband of Jeanelle L. Holt. Diane Faye Head signs this instrument as Attorney in Fact for Jeanelle L. Holt as evidenced by Power of Attorney, a copy of which is attached herewith as Exhibit A.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

Grantor further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Jeanelle L. Holt by Diane Faye Head

JEANELLE L. HOLT
By: Diane Faye Head, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, By: Diane Faye Head as Attorney in Fact For JEANELLE L. HOLT, an unremarried widow, with whom I am personally acquainted, and made oath that she as such Attorney in Fact with full power and authority so to do executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 5th day of November, 2002.

NOTARY PUBLIC

My Commission Expires:
4-20-04

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $116,500.00.

AFFIANT

Sworn to and subscribed before me, this the 5th day of November 2002.

NOTARY PUBLIC

My Commission Expires:
4-20-04

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004

Prepared by; and Return To:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

EXHIBIT A ATTACHED TO AND MADE A PART
OF WARRANTY DEED

POWER OF ATTORNEY

State of Tennessee
County of Sumner

BE IT REMEMBERED that I, Jeanelle Bostelman Holt , the undersigned, of NHC Healthcare, 370 Shackle Island Road, Hendersonville, County of Sumner, Tennessee, grant to my daughter, Diane Faye Holt Head, a durable power-of-attorney as follows:

1. Diane Faye Holt Head shall have on my behalf all powers enumerated in TCA 34-6-109 and the entire code section is incorporated herein by reference and a copy is attached hereto and made a part thereof.

2. Diane Faye Holt Head may utilize the powers herein granted to do any act which she deems in her sole discretion to be in my best interest.

3. This power-of-attorney making my daughter, Diane Faye Holt Head, my true and lawful attorney-in-fact shall not be effected by subsequent disability or incapacity which I may suffer nor shall it be orally revocable.

4. Without diminishing the powers set out in paragraph 1. or the scope of authority granted in paragraph 2. it is my wish that my daughter have the power to do anything for me which I could do for myself and have the authority to do anything he believes to be in my best interest regardless of whether I am then competent or incompetent to do the thing for myself at that time.

5. I authorize my attorney-in-fact to make health care decisions.

WITNESS my hand this 19 day of December, 2001.

Jeanelle Bostelman Holt

IN PRESENCE OF:

Kathleen Lasater
WITNESS

WITNESS

State of Tennessee
County of Sumner

On this 19th day of December, 2001, personally appeared Jeanelle Bostelman Holt , and each of the witnesses above listed each to me known to be the persons described in and who executed and witnessed the foregoing power-of-attorney, and acknowledged that they executed the same as their free act and deed. Each of the witnesses was first sworn.

NOTARY PUBLIC

Commission Expires: 3/6/02

TCA 34-6-109. Attorney in fact; powers and duties

Without diminution or restriction of the powers vested in the attorney at law, by law or elsewhere in the instrument, and subject to all other provisions of the instrument, the attorney in fact, without the necessity of procuring any judicial authorization therefor, or approval thereof, shall be vested with and in the application of such attorney in fact's best judgment and discretion on behalf of the principal shall be authorized to exercise the powers specifically enumerated in this section:

(1) Generally to do, sign or perform in the principal's name, place and stead any act, deed, matter or thing whatsoever, that ought to be done, signed or performed, or that, in the opinion of the attorney in fact, ought to be done, signed or performed in and about the premises, of every nature and kind whatsoever, to all intents and purposes whatsoever, as fully and effectually as the principal could do if personally present and acting. The enumeration of specific powers hereunder shall not in any way limit the general powers conferred herein;

(2) Receive from or disburse to any source whatever moneys through checking or savings or other accounts or otherwise, endorse, sign and issue checks, withdrawal receipts or any other instrument, and open or close any accounts in the principal's name alone or jointly with any other person;

(3) Buy, sell, lease, alter, maintain, pledge or in any way deal with real and personal property and sign each instrument necessary or advisable to complete any real or personal property transaction, including, but not limited to, deeds, deeds of trust, closing statements, options, notes and bills of sale;

(4) Make, sign and file each income, gift, property or any other tax return or declaration required by the United States or any state, county, municipality or other legally constituted authority;

(5) Acquire, maintain, cancel or in any manner deal with any policy of life, accident, disability, hospitalization, medical or casualty insurance, and prosecute each claim for benefits due under any policy;

(6) Provide for the support and protection of the principal, or of such principal's spouse, or of any minor child of the principal or of such principal's spouse dependent upon the principal, including, without limitation, provision for food, lodging, housing, medical services, recreation and travel;

(7) Have free and private access to any safe deposit box in the principal's individual name, alone or with others, in any bank, including authority to have it drilled, with full right to deposit and withdraw therefrom or to give full discharge therefor;

(8) Receive and give receipt for any money or other obligation due or to become due to the principal from the United States, or any agency or subdivision thereof, and to act as representative payee for any payment to which the principal may be entitled, and effect redemption of any bond or other security wherein the United States, or any agency or subdivision thereof, is the obligor or payor, and give full discharge therefor;

(9) Contract for or employ agents, accountants, advisors, attorneys and others for services in connection with the performance by the principal's attorney in fact of any powers herein;

(10) Buy United States government bonds redeemable at par in payment of any United States estate taxes imposed at principal's death;

(11) Borrow money for any of the purposes described herein, and secure such borrowings in such manner as the principal's attorney in fact shall deem appropriate, and use any credit card held in the principal's name for any of the purposes described herein;

(12) Establish, utilize, and terminate checking and savings accounts, money market accounts and agency accounts with financial institutions of all kinds, including securities brokers and corporate fiduciaries;

(13) Invest or reinvest each item of money or other property and lend money or property upon such terms and conditions and with such security as the principal's attorney in fact may deem appropriate, or renew, extend, or modify loans, all in accordance with the fiduciary standards of Sec. 35-3-117;

(14) Engage in and transact any and all lawful business of whatever nature or kind for the principal and in the principal's name, whether as partner, joint adventurer, stockholder, or in any other manner or form, and vote any stock or enter voting trusts;

(15) Pay dues to any club or organization to which the principal belongs, and make charitable contributions in fulfillment of any charitable pledge made by the principal;

(16) Transfer any property owned by the principal to any revocable trust created by the principal with provisions for the principal's care and support;

(17) Sue, defend or compromise suits and legal actions, and employ counsel in connection with the same, including the power to seek a declaratory judgment interpreting this power of attorney, or a mandatory injunction requiring compliance with the instructions of the principal's attorney in fact, or actual and punitive damages against any person failing or refusing to follow the instructions of the principal's attorney in fact;

(18) Reimburse the attorney in fact or others for all reasonable costs and expenses actually incurred and paid by such person on behalf of the principal;

(19) Create, contribute to, borrow from and otherwise deal with an employee benefit plan or individual retirement account for the principal's benefit, select any payment option under any employee benefit plan or individual retirement account in which the principal is a participant or change options the principal has selected, make "roll-overs" of plan benefits into other retirement plans, and apply for and receive payments and benefits;

(20) Execute other power of attorney forms on behalf of the principal which may be required by the internal revenue service, financial or brokerage institutions, or others, naming the attorney in fact hereunder as attorney in fact for the principal on such additional forms;

(21) Request, receive and review any information, verbal or written, regarding the principal's personal affairs or the principal's physical or mental health, including legal, medical and hospital records, execute any releases or other documents that may be required in order to obtain such information and disclose such information to such persons, organizations, firms or corporations as the principal's attorney in fact shall deem appropriate; and

(22) Make advance arrangements for the principal's funeral and burial, including the purchase of a burial plot and marker, if the principal has not already done so.