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. 19708**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $219,900.00. Janice P. Malone Affiant Subscribed and sworn to before me, this 2nd day of DECEMBER, 2002. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 12/05/02 12:04 2pgs
Fees:13.00 Taxes:813.63

20021205-0149973

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Lamont Malone 830 Battery Lane Nashville, TN 37220	Bank of America 200 S. College Street Charlotte, NC 28255	MAP 132-10 PAR 54 FB OH 08720

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, STEPHEN A. BRANDON AND PATSY L. FOWLKES, BOTH UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to LAMONT MALONE AND WIFE, JANICE L. MALONE ("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 830 Battery Lane, Nashville, Tennessee 37220.

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 2nd day of DECEMBER, 2002.

Stephen A. Brandon by Starling Davis Attorney-in-Fact
STEPHEN A. BRANDON, BY: STARLING DAVIS, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

*20021205-0149972

Patsy L. Fowlkes by Starling Davis Attorney-in-Fact
PATSY L. FOWLKES, BY: STARLING DAVIS, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STARLING DAVIS, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for STEPHEN A. BRANDON AND PATSY L. FOWLKES and is authorized by the said STEPHEN A. BRANDON AND PATSY L. FOWLKES to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 2nd day of DECEMBER, 2002.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

My Commission Expires NOV. 29, 2003

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of W.M. Farris' Subdivision, as of record in Plat Book 1424, page 27, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Stephen A. Brandon and Patsy L. Fowlkes, unmarried as joint tenants with the right of survivorship by quitclaim deed from Philip W. Duer, Trustee of record in Book 11701, page 852, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 1512, page 141; (2) Easementof reocrd in Book 7542, page 504; and (3) All matters appearing on the Plan of record in Plat Book 1424, page 27, said Register's Office.