Davidson County DEEDWARR
Recvd: 12/06/02 10:33 4pgs
Fees:23.00 Taxes:2386.50
20021206-0150617

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
RBL Associates LLC 7242 Old Harding Pike Nashville, TN 37221	Same	Map 90-11 Parcel 42

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **BARBARA L. TOMPKINS** ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **RBL ASSOCIATES LLC,** a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 68 on the Plan of West Nashville Annex as of record in Book 332, Page 11, Register's Office of Davidson County, Tennessee described according to a survey made by Patrick S. Coode of John Kohl and Company, P.C. dated December 2, 2002, as follows:

Beginning at an iron pin in the easterly margin of Basswood Drive at the Northwesterly corner of property conveyed to Thomas H. Neely as recorded in Book 11494, page 909, RODC, TN; said point being located 297 feet northerly from the intersection of the easterly margin of Basswood Drive and the beginning of a short curve into the northerly margin of American Road; thence with the easterly margin of said Basswood Drive N. 27 degrees 19 minutes 25 seconds E 308.37 feet to an iron pin at the southwesterly corner of property conveyed to Lawrence Verchota as of record in Book 11692, page 327, RODC, TN; thence with Verchota's southerly line S 52 degrees 45 minutes 58 seconds E 199.98 feet to an iron pin in the westerly line of a tract conveyed to the City of Nashville as of record in Book 2690, page 515, RODC, TN; thence S 26 degrees, 21 minutes 51 seconds W 270.66 feet to an iron pin being the northeasterly corner of the aforementioned Neely property; thence with Neely's northerly line N 63 degrees 37 minutes 23 seconds W 201.56 feet to the beginning containing 1.32 acres.

Being the same property conveyed to David B. Tompkins, Sr. and wife Barbara L. Tompkins by David B. Tompkins, Sr. and wife Barbara L. Tompkins and Victor A. Davis, Jr. and wife Judy R. Davis of record in Deed Book 8924, Page 597, Register's

Office for Davidson County, Tennessee. By quitclaim deed dated October 31, 1997, and recorded in Book 11625, Page 196, Register's Office for Davidson County, Tennessee, David B. Tompkins released and quitclaimed his survivorship interest in the property to the David B. Tompkins, Sr. Living Trust, created by Agreement dated October 8, 1997. David B. Tompkins predeceased Barbara L. Tompkins, and at his death the said Barbara L. Tompkins became the sole owner of the property as the surviving tenant by the entirety.

By quitclaim deed dated as of the 4th day of December, 2002, Barbara L. Tompkins, as Trustee of the David B. Tompkins, Sr. Living Trust quitclaimed any interest the said Trust may have had in the property to Barbara L. Tompkins.

Inst # 20021206-01 50616

This is not the principal place of residence of the Grantor.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Matters appearing on the Plan of West Nashville Annex of record in Plat Book 332, Page 11, Register's Office of Williamson County, Tennessee.

(2) Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 5269, Page 72, Register's Office of Davidson County, Tennessee.

(3) The acreage mentioned in the legal description is for convenience only in identifying the tract to be insured, it is not intended that this policy insure the amount of acreage.

(4) All matters on the survey of Patrick S. Coode, John Kohl & Company, dated December 2, 2002, including without limitation an encroachment of a paved drive onto property owned by the Metropolitan government.

This is improved property commonly known as 510 Basswood Drive, Nashville, Tennessee 37209.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 4th day of December, 2002.

Barbara L. Tompkins

Barbara L. Tompkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, **Barbara Tompkins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 4th day of December, 2002.

Tillie Smith

Notary Public

My Commission Expires: 5/28/06

TILLIE SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $645,000.00.

Affiant

Sworn to and subscribed before me this 4th day of December, 2002.

Notary Public

My Commission Expires: 5/28/06

TILLIE SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006