Box 36

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 19701**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: 19174 The actual consideration or value, whichever is greater, for this transfer is: $312,000.00. Affiant Subscribed and sworn to before me, this 5th day of DECEMBER, 2002. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. Jonathan Lamb Ms. Bridget Erica Orr 1419 Acklen Avenue Nashville, TN 37212	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	MAP 105-9 PAR 59.00 FB 22W 06475

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, DAVID J. HINSON AND WIFE, MELISSA C. HINSON ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JONATHAN LAMB AND WIFE, BRIDGET ERICA ORR ("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 1419 Acklen Avenue, Nashville, Tennessee 37212.

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 5th day of DECEMBER, 2002.

DAVID J. HINSON

MELISSA C. HINSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID J. HINSON AND WIFE, MELISSA C. HINSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of DECEMBER, 2002.

My Commission Expires:

Notary Public

Davidson County DEEDWARR
Recvd: 12/09/02 16:01 2pgs
Fees:13.00 Taxes:1154.40

20021209-0151719

EXHIBIT "A"

Land in Davidson County, Tennessee being the westerly 18.0 feet of Lot No. 16 and all of Lot No. 17 on the Plan of D.B. Blakemore's Subdivision of Lawrence Lawn of record in Book 161, page 165, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 16 and Lot No. 17 front together 68.0 feet on the southerly side of Acklen Avenue and extend back 175.0 feet on the easterly line and 175 1/2 feet on the westerly line with the easterly margin of 15th Avenue, South, formerly Washington Street, to an alley measuring 60.3 feet thereon.

Being the same property conveyed to David J. Hinson and wife, Melissa C. Hinson by deed from Brian R. Lensink and wife, Barbara A. Brent of record as Instrument No. 20011203-0132387, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 161, page 165, said Register's Office.