PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of December, 2002, by and between JANET CARVELL BEING THE ONLY HEIR AT LAW OF WILLIAM E. WEBSTER,DECEASED, AN UNMARRIED WOMAN, hereinafter called Grantor, and HOWARD L. STEVENS, hereinafter called Grantee.

J.C.

J.C.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JANET CARVELL, BEING THE ONLY HEIR AT LAW OF WILLIAM E. WEBSTER,DECEASED, AN UNMARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto HOWARD L. STEVENS, hereinafter referred to as Grantee, his successors and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 222 LUCILLE STREET, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Janet Carvell

JANET CARVELL, BEING THE ONLY HEIR AT LAW OF WILLIAM E. WEBSTER,DECEASED

Davidson County DEEDWARR
Recvd: 01/02/03 16:09 3pgs
Fees:18.00 Taxes:46.25

20030102-0000812

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

J.C.

Personally appeared before me, a Notary Public of said County and State, JANET CARVELL, BEING THE ONLY HEIR AT LAW OF WILLIAM E. WEBSTER,DECEASED, AN UNMARRIED WOMANthe within named bargainor, 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 **30th** day of December, 2002.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

HOWARD L. STEVENS
703 Inverness Ave
Nashville, Tn 37204

Property Address:

222 LUCILLE STREET
NASHVILLE, TN 37207

Person Responsible for Taxes:

~~SAME~~ Stevens Associates
703 Inverness Ave
Nashville, Tn 37204

Map & Parcel #: MAP 71-15, PARCEL 60

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$12,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **December, 2002.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being in the Twelfth (12) Civil District of Said County, being Lot No. Twenty-Six in the Plan of Eastmoreland Place, as of record in Book 161, page 170, of the Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the southerly side of Lucile Street and extends back southerly between parallel lines, one hundred forty feet to an alley in the rear.

BEING the same property conveyed to WILLIAM E. WEBSTER AND WIFE, LADONNA WEBSTER, by Deed MRS LIZZIE MAYS,AN UNMARRIED PERSON, of record in Book 3849, page 529, Register's Office for DAVIDSON County, Tennessee. LADONNA WEBSTER since died on 11-28-91, and the property vested by operation of law in her surviving spouse, William E. Webster. William E. Webster died on October 4, 2001, intestate, his only heir and next of kin being his daughter, JANET CARVELL, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 71-15, PARCEL 60).

2. All matters as set forth on the Plan of Eastmoreland Place, of record in Plat Book 161, page 170, said Register's Office.