STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 24th day of January 2002

Affiant

My Commission expires: 9/1/2006 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: ROBERT GREENE, ATTORNEY 961 Woodland Street, Nashville, Tennessee 37206	
ADDRESS OF NEW OWNER: Houston Thomas Kinnard, Jr. (Name)	SEND TAX BILLS TO: same (Name)
1516 Elmwood (Street Address)	(Street Address)
Nashville, TN 37212 (City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP & PARCEL NO. 104-16-379	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Houston T. Kinnard and wife Cynthia Hewlett Kinnard

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Houston Thomas Kinnard, Jr.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the westerly 57 feet front and 148.9 feet rear of Lot No. 73 on the Map of Belmont Land Company's Plan of Lots, of record in Book 421, page 34, Register's Office said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to HOUSTON T. KINNARD AND WIFE, CYNTHIA HEWLETT KINNARD, by deed of record in Book 4718, page 22, said Register's Office.

This property is sold subject to the 2001 and 2002 property taxes.

Davidson County DEEDWARR
Recvd: 01/31/03 09:52 2pgs
Fees:13.00 Taxes:203.50

20030131-0013399

THIS IS IMPROVED PROPERTY KNOWN AS 1516 Elmwood, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of January, 2003

Houston T. Kinnard

Cynthia Hewlett Kinnard

State of Tennessee
County of Davidson

On this 24th day of January, 2003, before me personally appeared Houston T. Kinnard and wife, Cynthia Hewlett Kinnard to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires: 4/16/05

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that _____ executed the same as the free act and deed of _____.

Witness my hand and official seal.
My commission expires:

_____

Notary Public

State of Tennessee
County of _____

Before me, _____ personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be president (or other officer authorized to execute the instrument), of the _____, the within named bargainor, a corporation, and that _____ as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ as _____.

Witness my hand and official seal.
My commission expires:

_____

Notary Public