STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 28th day of February, 2003.

Notary Public

My Commission Expires: 8/24/03

K. J. SHELTON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. Commission Expires AUG 24, 2003

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

RETURN TO:
American Escrow Company
P O Box 1733
Hendesonville, Tn 37077

ADDRESS NEW OWNER(S) AS FOLLOWS:
Juliane Carpenter
2525 Hobbs Road
Nashville, Tennessee 37215

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
131-01-0 051.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mikael W. Jacobs and wife, Bari Allen Jacobs** hereinafter referred to as Grantors, hereby transfers and conveys to **Juliane Carpenter and husband, Paul R. Carpenter,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 40 on the map of B. N. Stammer's Subdivision, as of record in Book 1424, page 23, Register's Office for said County.

Said Lot No. 40 fronts 100 feet of the southerly side of Hobbs Road and runs 239.14 feet on the easterly line and 239.11 on the westerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Mikael W. Jacobs and wife, Bari Allen Jacobs by Warranty Deed from Joseph Michael Cozy and wife, Helen Brandt Cozy of record in Book 5404, page 209, Register's Office for Davidson County,Tennessee.

Davidson County DEEDWARR
Recvd: 03/03/03 11:25 3pgs
Fees:18.00 Taxes:782.55
20030303-0027436

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 1424, Page 23, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2525 Hobbs Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 my hand this 28th day of February, 2003.

Mikael W. Jacobs By Bari Allen Jacobs, Attorney in fact

Mikael W. Jacobs, By Bari Allen Jacobs as Attorney in fact

Bari Allen Jacobs

Bari Allen Jacobs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bari Allen Jacobs, with whom I am personally acquainted and who proved herself to be the attorney in fact of Mikael W. Jacobs and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2003.

Notary Public

My Commission Expires: 11.2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bari Allen Jacobs, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2003

Notary Public

My Commission Expires: 11.2005

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

Mikael W. Jacobs

STATE OF TENNESSEE

COUNTY OF

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 28th day of February, 2003

Bari Allen Jacobs

Bari Allen Jacobs

SWORN to and subscribed before me, this 28th day of February, 2003

Notary Public

My Commission Expires: 11-22-12

AIF-POA.RDW