THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21264**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me, this 15th day of JULY, 2003. Notary Public My Commission Expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Mr. James E. Carnes, III 904 Morton Mill Road Nashville, TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 141-12-B PAR 099.00 CO FB 09D 80592

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, DEBORAH M. PAYNE , MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES E. CARNES, III ("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 941 Morton Mill Road, Nashville, Tennessee 37221.

SAMUEL D. PAYNE, the spouse of DEBORAH M. PAYNE, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said DEBORAH M. PAYNE.

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 15th day of JULY, 2003.

DEBORAH M. PAYNE

SAMUEL D. PAYNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DEBORAH M. PAYNE AND SAMUEL D. PAYNE, 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 15th day of JULY, 2003.

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Notary Public

Davidson County DEEDWARR
Recvd: 07/24/03 14:08 2pgs
Fees:13.00 Taxes:721.50

20030724-0103841

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Southampton, Phase V, as of record in Plat Book 6900, page 217, corrected by Surveyor's Certificate of Correction of record in Book 7395, page 163, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Samuel D. Payne, married by deed dated November 26, 1997 from Howard J. Bastien and wife, Teresa L. Bastien of record in Book 10715, page 79, Register's Office for Davidson County, Tennessee. The said Samuel D. Payne having conveyed his interst in the property to Deborah M. Payne by quitclaim deed of record in Book 11592, page 196, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6120, page 450, Book 6231, page 63 and Book 7140, page 345; and (3) All matters appearing on the Plan of record in Plat Book 6900, page 217, corrected by Surveyor's Certificate of Correction of record in Book 7395, page 163, said Register's Office.