THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 214,000.00

Affiant

Subscribed and sworn to before me, this 10th day of October, 2003

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDWARR
Recvd: 10/14/03 11:41 2pgs
Fees:13.00 Taxes:791.80
20031014-0152063

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
D. DIXON KINSER 5620 Traceside Drive Nashville, Tennessee 37221	SOUTHTRUST MORTGAGE CORPORATION 210 Wildwood Parkway #100 Birmingham, Alabama 35209	MAP 155-16-A PARCEL 310

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FOURTEEN THOUSAND AND NO/100---------- ($ 214,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, ROY W. HOLMES AND WIFE, ANGELA C. HOLMES hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto D. DIXON KINSER AND WIFE, KRISTIN E. KINSER hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 282 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, page 827, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Roy W. Holmes and wife, Angela C. Holmes, by deed from Michael A. Reasons and wife, Courtney C. Reasons, of record as Instrument No. 20020927-0118086 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5620 Traceside Drive, Nashville, Tennessee 37221

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Traceside, Section Ten, Revision One of record in Book 9700, page 827, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 10th day of October, 2003.

ROY W. HOLMES

ANGELA C. HOLMES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROY W. HOLMES AND WIFE, ANGELA C. HOLMES, the bargainor s, 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 and official seal this 10th day of October, 2003.

My Commission Expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____.

My Commission Expires: _____

Notary Public