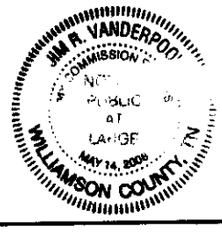
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 211,000.00

Jessica Velt
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF JULY, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00367 POWELL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Amy M. Powell	Pinnacle National Bank	MAP:83-5
1202 Calvin Avenue	211 Commerce Street, Suite 300	Parcel:314
Nashville, TN 37206	Nashville, TN 37201	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL DEAN VELTING , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

AMY M. POWELL , unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1202 Calvin Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 23rd day of July, 2004.

Michael Dean Velting

Michael Dean Velting

Davidson County DEEDWARR
Recvd: 07/29/04 11:12 2pgs
Fees:13.00 Taxes:780.70

20040729-0090841

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, MICHAEL DEAN VELTING, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of July, 2004.

Notary Public

My Commission Expires:



EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 41. Block "C", on the Plan of F.O. Beazley, East Nashville, as shown on plat of record in Plat Book 2, page 66, Chancery Court at Nashville, Tennessee.Said Lot No. 41 fronts 50.0 feet on the south side of Calvin Avenue and runs back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to Michael Dean Velting in Instrument No. 20020402-0039506, recorded 4/2/02, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.