THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 9276B

MAP/GROUP/PARCEL
051-12-0/118.00

NEW OWNER'S NAME AND ADDRESS:
Keith A. Kaufman
416 Indian Trail
Madison, Tennessee 37115

SEND TAX BILLS TO:
New Owner

Instr:200003060022612 Page: 1 OF 2
REC'D FOR REC 03/06/2000 4:09:33PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $308.95

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I , Caprice A. Palmer, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Keith A. Kaufman, unmarried, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 26 on the Map of Andrew Jack's Addition to Montague Subdivision, as of record in Book 547, Pages 83 and 84, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

The subject property is improved property commonly known as 416 Indian Trail, Madison, Tennessee 37115.

BEING the same property conveyed to Caprice A. Palmer by deed of record in Book 9635, Page 773, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Caprice A. Palmer

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Caprice A. Palmer, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 29th day of February, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
10/15/03

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is ~~$86,000.00~~ $83,500.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of February , 2000.

NOTARY PUBLIC

My Commission Expires:
10/15/03

CHRIS FORSYTHE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.