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PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Instr:200003150026636 Page: 1 OF 3
REC'D FOR REC 03/15/2000 12:58:54PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $107.30

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **March, by and between KATHLEEN O. MAYS, UNMARRIED, A WIDOW, hereinafter called GRANTOR, and MICHAEL B. KERSH and LATASHA D. KERSH, HUSBAND AND WIFE, hereinafter called GRANTEEs.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, I/WE, KATHLEEN O. MAYS, UNMARRIED, A WIDOW, GRANTOR, does hereby bargain, sell, transfer and convey unto MICHAEL B. KERSH and LATASHA D. KERSH, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 2.06 ACRES, BELL GRIMES LANE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds herself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Kathleen O. Mays
KATHLEEN O. MAYS, Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, KATHLEEN O. MAYS, UNMARRIED, A WIDOW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of March, 2000.

Notary Public

My Commission Expires: 5/28/2002

Name and Address of Property Owner:

MICHAEL B. KERSH and LATASHA D. KERSH, HUSBAND AND WIFE
1324 Bell Grimes Lane
Nashville, TN 37207

Property Address:

2.06 ACRES, BELL GRIMES LANE
NASHVILLE, TN 37207

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 41, PARCEL 113

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$29,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **March, 2000.**

Notary Public

My Commission Expires: 5/28/2002

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated July 20, 1982, and known as Job No. 82-123 as follows:

Beginning at an iron pin set on the northerly margin of Bell Grimes Lane, formerly Bell Lane, said point of beginning being the southeast corner of this tract and also being in the westerly line of the Carl W. Mays land of record in Book 2036, page 165, Register's Office for said County; thence with the margin of the said Lane (25 feet from the centerline) North 82 deg. 23' 38" West 192 feet to an iron pin; thence leaving the margin of the said Lane and severing the Fuston land, of which this is a part, North 14 deg. 54' 14" East 469.42 feet to an iron pin; thence South 83 deg. 33' 14" East 192.00 feet to an existing iron rod, the northwest corner of the said Mays land; thence with Mays line and a fence South 14 deg. 50' 20" West 473.27 feet to the point of beginning, containing 2.06 acres, more or less.

BEING the same property conveyed to CARL W. MAYS AND WIFE, KATHLEEN O. MAYS, by Deed from B.Y. FUSTON ET UX, of record in Deed Book 5920, page 383, and re-recorded in Book 5926, page 140, Register's Office for DAVIDSON County, Tennessee. The said Carl W. Mays having since died, the property vests by operation of law in his surviving spouse, KATHLEEN O. MAYS, the Grantor herein.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2000 and subsequent years, A LIEN, not yet due and payable (MAP 41, PARCEL 113).

2. Unrecorded easements for roads and utilities, if any.