Instr:200005030044493 Page: 1 OF 2
REC'D FOR REC 05/03/2000 10:11:02AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $621.60

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of April, 2000.

Notary Public

My Commission Expires: 11-18-01

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Michael Magnauck and Keri Magnauck
7601 Rolling River Parkway
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 141-11-0-A-027.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bruce Wentland Kauffman and wife, Marcia Lynn Stokes Kauffman,** hereinafter referred to as Grantors, hereby transfer and convey to **Michael Magnauck and wife, Keri Magnauck,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 340 on the Plan of Rolling River Estates, Phase IV, as of record in Book 5200, page 184, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to BRUCE WENTLAND KAUFFMAN and wife, MARCIA LYNN STOKES KAUFFMAN by deed from Neil Marshall Purves and wife, Anthea Purves of record in Book 6734, page 199, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Book 5200, page 184 in the Register's Office for Davidson County, Tennessee .

All matters of record as shown on Plat Book 5800, page 33 and Plat Book 6204, page 969 in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 4892, page 679 in said Register's Office.

Restrictive covenants of record in Book 4788, page 950, as amended in Book 4871, page 640; Book 4892, page 689; Book 5214, page 933; Book 5336, page 480; Book 5463, page 238; Book 5855, page 605; Book 5917, page 310; Book 5969, page 156 and in Book 6001, page 401 all in said Register's Office.

All other easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2000 are a lien not yet due and payable . Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7601 Rolling River Parkway, 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, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs 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 this 26th day of April, 2000.

Bruce Wentland Kauffman

Bruce Wentland Kauffman

Marcia Lynn Stokes Kauffman

Marcia Lynn Stokes Kauffman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Wentland Kauffman and wife, Marcia Lynn Stokes Kauffman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of April, 2000.

Notary Public

11-18-01

My Commission Expires

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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