NEW OWNER:

CHARLES R. KAELIN
1112 Safety Harbor Cove
Old Hickory, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 00-0722

Instr:200007170070135 Page: 1 OF 2
REC'D FOR REC 07/17/2000 10:26:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $814.00

Map 97-16 Group A Parcel 9 CO

D E E D

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty Thousand and 00/100 Dollars ($220,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KENNETH D. SAMS and wife, KIMBERLY L. SAMS** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHARLES R. KAELIN and wife, PATRICIA KAELIN, tenants by the entireties**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

> Land located in Davidson County, Tennessee, and being Lot No. 64 on the plan of First Revision of the Peninsula, Phase I as of record in Plat Book 9700, Page8, Register's Office for Wilson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to KENNETH D. SAMS and wife, and KIMBERLY L. SAMS by deed from Fox Ridge Homes, Inc., dated January 3, 1997, and of record in Book 10322, Page 238, Register's Office for Davidson County, Tennessee.
>
> This description is the same as in the prior deed.
>
> THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is

free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 8, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 12th day of July, 2000.

KENNETH D. SAMS

KIMBERLY L. SAMS

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KENNETH D. SAMS and wife, KIMBERLY L. SAMS**, 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 at office this 12th day of July, 2000.

NOTARY PUBLIC

JO ANN AULDS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My commission expires: 2/12/03

****

The actual consideration or value, whichever is greater, for this transfer is **$220,000.00**.

AFFIANT

Sworn to and subscribed to before me this 12th day of July, 2000.

NOTARY PUBLIC

My commission expires: 2/12/03

JO ANN AULDS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.