Davidson County DEEDWARR
Recvd: 03/05/01 15:39 2pgs
Fees:11.00 Taxes:440.30

20010305-0020645

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39650

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th day of February, 2001

Notary Public

MY COMMISSION EXPIRES: 7-24-2004

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher R. Bainbridge	SUNTRUST BANK	119-4-26
289 Lawndale Drive	P.O. BOX 305110/7TH FLOOR	
Nashville, TN, 37211	NASHVILLE, TN 37230-5110	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
Kevin S. Killets and Jennifer P. Killets, his wife

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

Christopher R. Bainbridge and Kelly M. Bainbridge

HEREINAFTER CALLED THE 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. 53 on the Plan of Glencliff Estates, Section 4, as of record in Book 1835, page 79, Register's Office for said County. Said Lot No. 53 is described as follows:

Beginning on the easterly margin of lawndale Drive at the corner of Lots Nos. 52 and 53; thence with the line between said lots northeastwardly 266.8 feet to the corner of Lots Nos. 52, 55, and 56; thence with the line between Lots nos. 53 and 55 northwestwardly 134 feet to the corner of Lots Nos. 54 and 55 and the north line of Lot No. 53; thence with the line between Lots Nos. 53 and 54 westwardly 141.5 feet to the easterly margin of Lawndale Drive; thence with said Drive southwardly 126 feet to a concrete monument; thence southwardly 18 feet to the corner of Lots Now. 52 and 53, the point of beginning.

Being the same property conveyed to Kevin S. Killets, unmarried by Deed from Fred C. Martin and wife, Doris M. Martin dated March 27, 1998 of record in Book 10868, page 243, Davidson County Register's Office. the said Kevin S. Killets has since married and his wife, Jennifer P. Killets joins in execution of this instrument for the purpose of conveying any and all marital interest in and to said property.

Unimproved ( )
This is improved (X) property known as 289 Lawndale Drive, Nashville, TN 37211

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our hand(s) this 27th day of February, 2001

Kevin S. Killets

Jennifer P. Killets

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Kevin S. Killets, and Jennifer P. Killets, married, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 2001

Notary Public

My Commission Expires: 12/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.