Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 225
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/02/01 13:40 3pgs
Fees:15.00 Taxes:512.45
20010402-0031330

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah McMahan aka Sarah L. Crawley** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Stephan C. Kivett and wife, Vicki L. Kivett** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utitities or other governmental regulations applicable to the foregoing property.

The taxes for the current year have been prorated and are assumed by the grantee(s).

Witness my hand this 30th day of March, 2001.

Sarah L. Crawley
Sarah McMahan aka Sarah L. Crawley

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Sarah McMahan aka Sarah L. Crawley,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 30th day of March, 2001.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
8-19-2003

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $138,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

April G Nichols
Affiant

Subscribed and sworn to before me this 30th day of March, 2001.

Notary Public

My Commission Expires: _____

MELODY R. WALKER NOTARY PUBLIC AT LARGE Commission Exp 8-19-2001 RUTHERFORD COUNTY

MAP AND PARCEL NUMBERS: Map 142-14-152.00

ADDRESS NEW OWNER:
861 Beech Bend Drive
Nashville, TN 37221

SEND TAX BILLS TO:
1st Trust Bank
P.O. Box 17257
Memphis, TN. 38187-0257

2-010232

Land in Davidson County, Tennessee being Lot No. 640, on the Plan of Harpeth Woods, Section of Harpeth Valley Park, of record in Plat Book 4860, page 111 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dwayne McMahan and wife, Sarah McMahan by deed recorded in Book 9603, page 10, Register's Office for Davidson County, Tennessee. By Quit-Claim deed dated August 1, 1997 the said Dwayne McMahan Quit-Claimed his interest to Sarah McMahan, as recorded in Book 10584, page 578, Register's Office of Davidson County, Tennessee.