Davidson County DEEDWARR
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Fees:11.00 Taxes:513.93
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00.

Sharon S. Riney
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of April, 2001.

Notary Public

My Commission Expires: 12/23/02

TRENT LEHMAN 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:
David M. Steele
482 Huntington Ridge Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Fifth Third Mortgage Company
810 Crescent Center Drive Suite 100
Franklin, TN 37067

MAP-PARCEL NUMBERS:
Map/Parcel: 161-11-0-A-105.00CO

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, **Karen M. Hayes Kirby, a married woman** hereinafter referred to as Grantors, hereby transfers and conveys to **David M. Steele** 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. 105 on the Plan of Huntington Ridge Townhouse, of record in Plat Book 4675, page 9 and revised in Plat Book 9700, page 846 both in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Karen M. Hayes Kirby, a married woman (who acquired title as Karen M. Hayes, unmarried) by Warranty Deed from Westminster Homes, Inc. of record in Book 11145, page 975 in the Register's Office for Davidson County, Tennessee. Steve Kirby hereby joins in this to convey any marital interest he may have in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4675, page 9 and revised in Plat Book 9700, page 846, Register's Office for Davidson County, Tennessee.

Storm Water Detention of record in Book 9732, page 551 and in Book 9775, page 308 in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 4729, page 687; Book 4889, page 905; Book 5394, page 243 and in Book 7423, page 762 all in the Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 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 482 Huntington Ridge 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 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 25th day of April, 2001.

x Karen M. Hayes Kirby
Karen M. Hayes Kirby

x _____
Steve Kirby

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 Karen M. Hayes Kirby and Steve Kirby, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of April, 2001.

_____
Notary Public

My Commission Expires 10/22/01

02848-BW