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

Davidson County DEEDWARR
Recvd: 05/04/01 10:59 3pgs
Fees:15.00 Taxes:552.23
20010504-0046153

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 **Michael K. Radford and wife, Elizabeth G. Radford** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Gary Witzgall and wife, Ramona Witzgall** (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 3rd day of May, 2001.

Michael K. Radford
Michael K. Radford

Elizabeth D. Radford
Elizabeth G. Radford

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Michael K. Radford and wife, Elizabeth G. Radford,** 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 3rd day of May, 2001.

Melody R. Wilson
Notary Public

My Commission Expires: 8-19-2001

MELODY R. WILSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $149,250.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of May, 2001.

Notary Public

My Commission Expires: _____

MAP AND PARCEL NUMBERS: Map 129-12-66.00

ADDRESS NEW OWNER:
1012 Percy Warner Blvd.
Nashville, TN 37205

SEND TAX BILLS TO:
SAME

2-010217

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 70 on the Plan of Percy Warner Park Valley, Section I, of record in Plat Book 3600, Pages 12, 13 and 14, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael K.Radford and wife, Elizabeth G. Radford, from Norman E. Hodges and wife, Ruth N. Hodges, by Deed dated February 26, 1991 and recorded February 27, 1991 in Book 8299, Page 732, Register's Office for said County.

This conveyance is subject to restrictions of record in Book 3466, Page 89, Book 3577, Page 511, Book 3702, Page 465, Register's Office for said County.

This conveyance is subject to all matters of record on Plat, in Plat Book 3600112, Page 14, Register's Office for Davidson County, Tennessee.