PREPARED BY (AND RETURN TO):

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W & I Ref: (gj) Title No: 42363
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/25/01 16:45 2pgs
Fees:11.00 Taxes:649.35
20010625-0067207

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jonathan Brantley Golczynski Jill Marie Sappenfield 840 Clematis Drive Nashville, TN 37205	SunTrust Bank 201 Fourth Avenue N/7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 102-14-042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 175500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rachel M. Touchton, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Brantley Golczynski and Jill Marie Sappenfield, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 320 on the Plan of Brook Meade Section IX of record in Book 2331, page 34 and 35, Register's Office for said County.

SAID Lot No. 320 fronts 190.7 feet on the northerly margin of Clematis Drive and extends back 307.3 feet on the easterly line and 313.0 feet on the westerly line to a dead line in the rear, measuring 212.7 feet thereon.

BEING the same property conveyed to Rachel M. Touchton by deed from Haynes S. Smith and wife, Melinda W. Smith of record in Book 6873, page 287, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331, Page 34 and 35, said Register's Office, which Plan shows a 50 foot minimum building setback line from Clematis Drive and 10 foot easement for utility purposes along the along the rear and westerly line(s)

This is improved property, known as: 840 Clematis Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of June, 2001.

Rachel M. Touchton

State of Tennessee
County of Davidson

On this 22nd day of June, 2001, before me the undersigned authority, personally appeared **Rachel M. Touchton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175500.00

Affiant

Sworn and subscribed before me on the 22nd day of June, 2001.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Notary Public