File Box 19 B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,500.00.

Affiant

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

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/28/03

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/29/01 13:17 2pgs
Fees:11.00 Taxes:912.05

20010629-0069046

ADDRESS NEW OWNER(S) AS FOLLOWS:
Stephanie S. Kornman
213 Andover Way
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
142-16-0B-004.00 CO

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, **Kelley J. Battles III and wife, Amber Battles** hereinafter referred to as Grantors, hereby transfers and conveys to **Stephanie S. Kornman and husband, Christopher L. Kornman** 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 4 on the plan of Arlington Green, Phase One, of record in Book 6900, page 399 and amended in Book 7517, page 281, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Kelley J. Battles and spouse, Amber Battles by Warranty Deed from Luann Marie Revenew and spouse, John J. Majeski of record in Instrument No. 2000 082800 84794, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Book 6900, page 399 and amended in Book 7517, page 281, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8120, page 402; Book 8181, page 62; and Book 8902, page 963, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11232, page 427, Register's Office for Davidson County, Tennessee

HOA Charter of record in Book 8170,page 450 and amended in Book 11272, page 886, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 8625, page 750, Register's Office for Davidson County, Tennessee.

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 213 Andover Way, Nashville, TN 37221.

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 June, 2001.

Kelley J. Battles III

Amber Battles

Amber Battles

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 Kelley J. Battles III and wife, Amber Battles, 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 June, 2001.

Notary Public

9-11-2001

My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

03222-ST