PREPARED BY (AND RETURN TO):

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (st) Title No: 42778
Dav. Co. File: Box 8

47

Davidson County DEEDWARR
Recvd: 08/02/01 14:33 2pgs
Fees:13.00 Taxes:636.40

20010802-0082387

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
F. B. Thurman Karen Kilmarx 7163 Birch Bark Drive Nashville, TN 37221	Countrywide Home Loans, Inc. 4500 Park Granada Calabasas, CA 91302-1613

TAX MAP-PARCEL NUMBERS: 142-11-0-033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 172,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lloyd E. Esmon and spouse, June P. Esmon,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **F. B. Thurman and spouse, Karen Kilmarx,** 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. 81 on the Plan of Valley West Section 2 of record in Book 3600, Page 86, Register's Office for said County.

Said Lot No. 81 which is a corner lot, fronts 130.0 feet on the easterly margin of Birch Bark Drive and fronts 105.0 feet on the northerly margin of Colice Jeanne Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 141.96 feet on the easterly line and 123.93 feet on the northerly line, to a point of intersection.

Being the same property conveyed to Lloyd E. Esmon and wife, June P. Esmon by deed from C & S Builders, Inc. of record in Book 4353, Page 648, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Above described conveyance is subject to; Taxes for the year 2001 and subsequent years; The Plan of record in Book 3600, Page 86, said Register's Office, shows an owner's certificate, a 40 foot minimum setback line from Birch Bark Drive and a 70 foot minimum setback line from Colice Jeanne Road, amended to a 40 foot minimum setback line by instrument of record in Book 4238, Page 811, said Register's Office and a 10- foot easement along the east line of said lot; a 2.5 by 20 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as: 7163 Birch Bark Drive, 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 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 30th day of July, 2001.

Lloyd E. Esmon **June P. Esmon**

State of Tennessee
County of Davidson

On this 30th day of July, 2001, before me the undersigned authority, personally appeared **Lloyd E. Esmon** and **June P. Esmon**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/28/2003

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: $ 172,000.00

Affiant

Sworn and subscribed before me on the 30th day of July, 2001.

My Commission Expires: 10-25-03

Notary Public