WARRANTY DEED

THIS INDENTURE, made and entered into this **3** day of **August, 2001**, by and between **Kathleen M. Stephens**, party of the first part, and **Kelly D. Deal** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee.**

See Exhibit A

Parcel #: 172/12/0B/121.00CO

Davidson County DEEDWARR
Recvd: 08/06/01 09:58 3pgs
Fees:18.00 Taxes:491.73
20010806-0083540

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered,

EXCEPT for subdivision restrictions, building lines and easements of record as shown in Plat Book **7900**, Page **06;** Restrictions of record in Book **8069**, page **170** and Book **8522**, page **853** and Book **8071**, page **531** all of the said Register's Office, and except for any **2001 Davidson** County taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kathleen Stephens

Kathleen Stephens

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kathleen Stephens** to me known to the person described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **3** day of **August, 2001**.

Cheryl M. Traverse
Notary Public

My commission expires: 12-20-03

****

Property address: **2709 Call Hill Road**
Nashville, Tennessee 37211

Owner's name: **Kelly D. Deal**

and address: **2709 Call Hill Road**
Nashville, Tennessee 37211

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Mail tax bills to, (Person or Agency responsible for payment of taxes)
same as property

This instrument prepared by:
Elite Title Company, LLC
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

File No.: 6-010270

Return to: **Elite Title Company, LLC**
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$132,900.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **3** day of **August, 2001**.

Cheryl M. Traverse
Notary Public

My Commission Expires 12-20-03

(FOR RECORDING DATA ONLY)

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Exhibit "A"

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

Being Lot No. 444 on the Plan of Section Seven, Bradford Hills, of record in Book 7900, page 6 and Book 7900, pages 337 and 338, Register's Office for Davidson County, Tennessee, to which plan refcerence is hereby made for a more complete description of said lot.

Being the same property conveyed to Kathleen M. Stephens from Claridge Builders, Inc. by Warranty Deed recorded in Book 8670, page 229 of the Register's Office for Davidson County, Tennessee. Also acquired in Book 8637, page 250 of the Said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.