This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Amber N. Wilburn
Peggy P. Wilburn
737 Fox Ridge Dr.
Brentwood, Tennessee 37027

MORTGAGEE:

SEND TAX BILL TO:
Owner

MAP **160-14**
GROUP **C**
PARCEL **37**

Davidson County DEEDWARR
Recvd: 09/07/01 15:47 2pgs
Fees:13.00 Taxes:388.50
20010907-0097508

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joshua David Kavin, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Peggy P. Wilburn and Amber N. Wilburn as joint tenants with right of survivorship,** hereinafter called the "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 Unit No. 737 of Brentwood Trace Condominiums Subdivision, Section II, of record in Plat Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Joshua David Kavin by deed from Kathy J. Schmidt Allemand, married of record in Book 11285, page 927, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2001 and subsequent years.

This is improved property known as 737 Fox Ridge Dr., Brentwood, Tennessee 37027.

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, GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

EMILY KAVIN, wife of Joshua David Kavin, joins in this conveyance to transfer any right, title or interest she may have in subject property, marital or otherwise.

WITNESS our hands this the 30th day of August, 2001.

Joshua David Kavin

Emily Kavin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joshua David Kavin and Emily Kavin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of August, 2001.

M. L. Hickernell
NOTARY PUBLIC

My Commission Expires: 08/14/05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of August, 2001.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 12/15/2004