PREPARED BY (AND RETURN TO):

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W & I Ref:(SK) Title No: 43106
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/08/02 15:09 2pgs
Fees:13.00 Taxes:962.00
20020108-0002941

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William H. Dean 2028 Galbraith Drive Nashville, Tennessee 37215	Same

TAX MAP-PARCEL NUMBERS: 131-02-113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathryn J. Kirk, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William H. Dean** 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. 10 of Block 1 on the map of Overton Hills of record in Book 843, page 66, Register's Office for said County.

Said Lot No. 10 of Block 1 fronts 100 feet on the northerly margin of Gilbraith Drive and extends back 274 feet on the easterly lien and 273.5 feet on the westerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Kathryn J. Kirk by deed from Charles O. Mann, unmarried of record in Book 11713, page 743, Register's Office for Davidson County, Tennessee.

Scott K. Edgerton, spouse of Kathryn J. Kirk, joins in this conveyance solely to convey any and all marital interest he may have in the subject property.

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

This conveyance is subject to: Taxes for 2002, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 843 Page 66, said Register's Office; A permanent and temporary easement granted to the Metropolitan Government of Nashville and Davidson County, by order confirming report of Jury of View and transferring title in the Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Book 4016, page 783, said Register's Office.

This is improved property, known as: 2028 Galbraith Drive, Nashville, Tennessee 37215

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 18th day of December, 2001.

Kathryn J. Kirk

State of TENNESSEE
County of DAVIDSON

On this 18th day of December, 2001 , before me the undersigned authority, personally appeared Kathryn J. Kirk and Scott K. Edgerton, 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: _____ Notary

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

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 $260,000.00

Affiant

Sworn and subscribed before me this the 18th day of December, 2001

My Commission Expires: _____ Notary Public

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