Davidson County DEEDWARR
Recvd: 01/23/02 14:54 2pgs
Fees:13.00 Taxes:888.00
20020123-0009354

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
William D. Kavin 3620 Saratoga Drive Nashville, TN 37205	Same	Map - Parcel 104-13-240 7DA-02610

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **OGDEN STOKES AND MCNEILL STOKES** ("Grantors"), have bargained and sold, and by these presents do transfer and convey to **WILLIAM D. KAVIN,** married ("Grantee"), his heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County being Lot No. 18, of Book "C", on the Plan of Bellwood, as of record in Book 547, pages 149 and 150, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 60 feet on the northerly side of Saratoga Drive and runs back between lines, 197.25 feet on the easterly line and 207.65 feet on the westerly line, to a dead line, measuring 61.05 feet thereon.

Being the same property conveyed to Jordan Stokes, III and wife Mabel Ogden Stokes by deed from William T. Godby and wife Gertrude Mugg Godby of record in Book 2857, pg. 559, Register's Office for Davidson County, Tennessee, the said Jordan Stokes, III having since died testate devising the subject property to Ogden Stokes and McNeill Stokes by Will of Jordan Stokes, III, Docket No. 96P1460, Probate Court of Davidson County.

This is not the principal place of residence of either of the Grantors or their spouses.

A new legal description was not prepared for this transaction. The legal description is the same as the previous deed of record.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

The Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County real property taxes a lien not yet due and payable.

(2) All matters shown on the plan of record in Plat Book 547, Pages 149 and 150, said Register's Office.

This is improved property commonly known as 3620 Saratoga Drive, Nashville, Tennessee 37205.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 17th day of January, 2002.

Ogden Stokes

McNeill Stokes

McNeill Stokes

By: _____

Ogden Stokes, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Ogden Stokes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 17th day of January, 2002.

_____
Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Ogden Stokes,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the ATTORNEY-IN-FACT of McNeill Stokes, and is authorized by him to execute this instrument on behalf of him.

WITNESS MY HAND, at office, this 17th day of January, 2002.

_____
Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

_____
Affiant

Sworn to and subscribed before me this 17th day of January, 2002.

_____
Notary Public

My Commission Expires: 8-14-05

KHP/ClosingFolders/Stokes//Deed