Davidson County DEEDWARR
Recvd: 02/05/02 08:10 2pgs
Fees:13.00 Taxes:628.63
20020205-0015437

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 11832J

MAP/GROUP/PARCEL: 073-15-0/012.00

NEW OWNER'S NAME AND ADDRESS:
M. April Britt and Matthew A. Britt
2409 Cabin Hill Road
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, MARCY A. JOHNSON SIEFKER, a married woman, (formerly known as Marcy A. Johnson, unmarried) hereinafter called Grantor, do hereby transfer and convey unto M. April Britt and Matthew A. Britt, wife and husband, their heirs and assigns, hereinafter called Grantees, property described as follows:

> Land in Davidson County, Tennessee,
> Being Lot No. 25, on the Plan of Sunset View Subdivision, Section 3, of record in Book 2663, Page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.
>
> The subject property is improved property commonly known as 2409 Cabin Hill Road, Nashville, TN 37214
>
> BEING the same property conveyed to grantor herein by deed of record in Book 11441, Page 305, Register's Office for Davidson County, Tennessee. Marcy A. Johnson has married and is now known as Marcy A. Johnson Siefker. Gary Siefker, husband of Marcy A. Johnson Siefker, joins in this conveyance for the purpose of conveying his marital interest in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

Grantor further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MARCY A. JOHNSON SIEFKER

GARY SIEFKER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MARCY A. JOHNSON SIEFKER, AND HER HUSBAND, GARY SIEFKER, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 30th day of January, 2002.

NOTARY PUBLIC

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires:

2/3/02

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater of this transfer is $169,900.00.

AFFIANT

Sworn to and subscribed before me, this 30th day of January, 2002.

NOTARY PUBLIC

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires:

2/3/02