07

Realty Title
48-A

Davidson County DEEDWARR
Recvd: 03/04/02 13:39 2pgs
Fees:13.00 Taxes:1202.50

20020304-0026908

Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES:
NOVEMBER 30, 2004

07-0202-80041

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this 26th day of February, 2002.

Notary Public
My commission expires: 11/30/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mark E. & Melissa A. Kirchenbauer	Cavalry Banking	172-13-B-021.00
6506 Windy Hill Court	114 West College Street	
Brentwood TN 37027	Murfreesboro, TN 38130	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Don B. Smithson dba Don B. Smithson Construction**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Mark E. Kirchenbauer and wife, Melissa A. Kirchenbauer**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> Land lying and being located in the Sixth (6th) Civil District of Davidson County, Tennessee, and Being Lot No. 19 on the Plan of Resubdivision of Lot 15, Windyhill of record at Instrument No. 20010226-0017552, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Don B. Smithson d/b/a Don B. Smithson by deed from Regent Development, LLC (formerly known as McEwen Development, LLC) of record in Instrument No. 20011011-0110981, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 6506 Windy Hill Court, Brentwood, TN 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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 26th day of February, 2002.

Don B. Smithson dba
Don B. Smithson Construction

Don B. Smithson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Don B. Smithson**, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Franklin, TN, this 26th day of February, 2002.

Notary Public

My Commission expires 11/30/04

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES
NOVEMBER 30, 2004