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

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
**Jaime Lynn Sentell**
**6064 Bradford Hills Dr.**
**Nashville, Tennessee 37211**

Davidson County DEEDWARR
Recvd: 03/15/02 09:24 2pgs
Fees:13.00 Taxes:596.63
20020315-0032757

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**SunTrust Bank**
**201 Fourth Avenue North, Post Office Box 305110**
**Nashville, TN 37230-5110**

MAP 172-12
GROUP B
PARCEL 8

# 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, **Kenneth M. Edgar and wife, P. Irene Edgar** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Jaime Lynn Sentell and husband, Robert Sentell**, 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 Lot No. 19 of Bradford Hills Subdivision, Section One, of record in Plat Book 7900, page 110, 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 Kenneth M. Edgar and wife, P. Irene Edgar by deed from Tony J. Ward, unmarried of record in Deed Book 11757, Page 153, 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 2002 and subsequent years.

This is improved property known as 6064 Bradford Hills Dr., Nashville, Tennessee 37211.

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, GRANTORS do covenant with the said "GRANTEES" that they are 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; and, "GRANTORS", do further covenant and bind themselves, their 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.

WITNESS our hands this the 11th day of March, 2002.

Kenneth M. Edgar

P. Irene Edgar

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kenneth M. Edgar and wife, P. Irene Edgar**, 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 11th day of March, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual value or consideration, whichever is greater, for this transfer is $161,250.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of March, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004