Box 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 04/15/02 15:36 2pgs Fees:13.00 Taxes:1576.20 20020415-0046548	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is 426,000.00. **Affiant** Subscribed and sworn to before me, this 12th day of April, 2002. Notary Public My Commission Expires:

Address New Owner As Follows: Theodore Stein and Norma Borsi Stein 6124 Hillsboro Pike Nashville, TN 37215	Send Tax Bills To: Same as New Owner	Map-Parcel Number 144-15-11

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM RUSSELL RIES AND WIFE, SUSAN WEBB RIES**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **THEODORE STEIN AND NORMA BORSI STEIN**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Hillsboro Park, Section 1, of record in Book 2331, pages 30 and 31, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William Russell Ries and wife, Susan Webb-Ries by deed from William E. Elder and wife, Linda L. Elder of record in Book 6863, page 429, Register's Office for Davidson County, Tennessee.

The description used is the same as the previous deed of record.

This conveyance is made subject to the following:

1. 2002 Metro taxes, liens therefor but not yet due and payable, which have been prorated and shall be paid by Grantees. Grantees agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7911, page 351, Register's Office for said County.

3. All matters as shown on the Plan of record in Book 2331, page 30, Register's Office for Davidson County, Tennessee.

This is improved property known as 6124 Hillsboro Pike, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and I covenant with said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and I further covenant and bind myself, my heirs 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.

WITNESS our hands this 12th day of April, 2002.

William Russell Ries
WILLIAM RUSSELL RIES

Susan Webb Ries
SUSAN WEBB RIES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM RUSSELL RIES AND SUSAN WEBB RIES**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of April, 2002.

Notary Public

My Commission Expires: 10/26/03