First Title & Escrow Co., Inc.
#18885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires September 25, 2004

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, 321 West Main Street, Suite 201, Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey C. Kuster and Heidi M. Kuster,	Cendant Mortgage Corporation	Map 104-05-0
(NAME) 3536 Central Avenue	(NAME) P.O. Box 5954	Parcel 322.00
(ADDRESS) Nashville TN 37205	(ADDRESS) Springfield, OH 45501-5954	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **RUSSELL F. MORRIS, III AND WIFE, PAMELA F. MORRIS**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey **unto JEFFREY C. KUSTER AND HEIDI M. KUSTER, HUSBAND AND WIFE**, hereinafter called the GRANTEE(S), 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 the easterly 6.2 feet of Lot No. 257 and all of Lot Nos. 258 and 259, on the Map of Richland Realty Company's First Addition to Subdivision "B", as of record in Book 332, Page 174, Register's Office for said County, being the same part of Lot No. 257 and all of Lot Nos. 258 and 259 on the Map of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, Page 92, said Register's Office.

Said part of Lot No. 257 and all of Lot Nos. 258 and 259 front together 106.2 feet on the northerly side of Central Avenue and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to Russell F. Morris, III and wife, Pamela F. Morris, by Warranty Deed of record in Book 8378, Page 796 of the Register's Office for Davidson County, Tennessee.

Restrictive Covenants, Easements and Additional Exceptions:

Subject to any and all matters as shown on the plans of record in Book 332, Page 174 and Book 332, Page 92 of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3536 Central Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 04/16/02 11:56 2pgs
Fees:13.00 Taxes:2083.10

20020416-0046978

Witness our hands this 11th day of April, 2002.

Russell F. Morris, III, by Pamela F. Morris, his Attorney in Fact

Pamela F. Morris

STATE OF Tennessee

COUNTY OF Davidson

On this 11th day of April, 2002, before me personally appeared Pamela F. Morris, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney-in-fact of Russell F. Morris, III and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book ★, Page _____, Register's Office of Davidson County, Tennessee.

★ Instrument # 20020416004697

Witness my hand and official seal, this 11th day of April, 2002.

Notary Public

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
321 West Main Street, Suite 201
Lebanon, TN 37087