Davidson County DEEDWARR
Recvd: 05/01/02 16:12 2pgs
Fees:13.00 Taxes:612.35
20020501-0053747

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
David K. Pine and wife, Joy L. Pine 213 Wauford Drive Nashville, Tennessee 37213	SAME	Map 147-6 Parcel 39

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Joseph I. Katina and wife, Lori B. Katina ("Grantors"), have bargained and sold, and by these presents does transfer and convey to David K. Pine and wife, Joy L. Pine ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Being Lot No 106 on the Plan of Caldwell Hall, Section I, revised, as of record in Plat Book 2900, page 57, 58, and 59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph I. Katina and wife, Lori B. Katina by deed from Jeffrey Todd Crews and wife, Melissa G. Crews of record in Book 11053, page 650, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County taxes a lien not yet due and payable which have been prorated at closing and are hereby assumed by the Grantees.

(2) Restrictive Covenants of record in Deed Book 1788, page 108, Book 2929, page 117, and Book 2997, page 93 Register's Office for Davidson County, Tennessee.

(3) This property is subject to a plan of record in Plat Book 2900, pages 57, 58, and 59, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 213 Wauford Drive, Nashville, Davidson County, Tennessee.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 30th day of April, 2002.

Joseph I. Katina

NBC/Pine/deed

Lori B. Katina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of the said county and state, **Joseph I. Katina and wife, Lori B. Katina**, the within named 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 instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of April, 2002.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,500.00.

Affiant

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

Notary Public

My Commission Expires: 3/25/06

NBC/Pine/deed