**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

FILE BOX 45

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00.

Melissa R. Smith
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2002.

ANITA LESTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 1/31/04

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Penelope A. Van Kuren
2224 Maplecrest Drive
Nashville, Tennessee 37214

Davidson County DEEDWARR
Recvd: 05/02/02 11:14 2pgs
Fees:13.00 Taxes:299.70
20020502-0054026

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 084-100-033.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kerry Lynn Uhles, unmarried,** hereinafter referred to as Grantor, hereby transfers and conveys to **Penelope A. Van Kuren, unmarried,** hereinafter referred to as Grantee, her 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. 307 on the Plan of Maplecrest Subdivision, as of record in Plan Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kerry Lynn Uhles, unmarried, by deed from Jeffrey A. Throneberry and wife, Tiffany Throneberry of record in Book 10941, page 836, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1835, pages 27 & 28, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Mortgage Loan Inspection done by John Kohl & Company, P.C. dated May 7, 1998.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 2224 Maplecrest Drive, Nashville, Tennessee 37214.

**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**, her heirs and assigns forever, and I do covenant with the said **GRANTEE** 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, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, her 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 30th day of April, 2002.

Kerry Lynn Uhles

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kerry Lynn Uhles, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2002.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN