STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for
this transfer or value
(whichever is greater)
is $181,100.00.

Davidson County DEEDWARR
Recvd: 06/21/02 13:59 2pgs
Fees:13.00 Taxes:670.07

20020621-0075160

Chandra K. McCall
Affiant

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

Notary Public

My Commission Expires: 7-30-2005

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 312
Nashville, TN 37205

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Chandra K. McCall 803 Kendall Drive Nashville, TN 37209	Same	Map 103-10 Parcel 008

WARRANTY DEED

For and in consideration of the sum of One and 00/100 ($1.00) Dollars, cash and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Kenneth C. Civello, Jr. and wife Jennifer Lynn Heumann Civello,** collectively the Grantor herein, has bargained and sold, and by these presents does transfer and convey unto **Chandra K. McCall,** unmarried, the Grantee herein, her heirs, representatives and assigns, all of his right, title and interest in and to that certain tract of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section 4, Brookside Courts, Addition No. 4 of record in Plat Book 2083, Page 59, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 45 which is a corner lot, fronts 141.8 feet on the northwesterly margin of Docshill Drive and fronts 75 feet on the northeasterly margin of Kendall Drive, said frontages being joined by a curve having a length of 39.26 feet and extends back 165.8 feet on the northeasterly line and 69.2 feet on the northwesterly line to a point of intersection.

Being the same property conveyed to Kenneth C. Civello, Jr., unmarried, by deed from Mitchum E. Warren, III and wife, Monica B. Warren of record in Book 11507, Page 368, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for 2002 to be prorated and assumed by Grantee.

2. Subject to all matters shown on the Plan of record in Book 2083, Page 59, Register's Office for Davidson County, Tennessee.

3. Encroachment of house over minimum building setback line, and encroachment of shed onto utility easement, as shown on the mortgage loan inspection prepared by John Kohl & Company, P.C., dated May 12, 1999.

This is improved property known as 803 Kendall Drive, Nashville, Tennessee 37209.

Jennifer Lynn Heumann Civello, spouse of Kenneth C. Civello, Jr., joins in this Warranty Deed to convey all of her interest of every kind in said hereinabove described parcel of real estate growing out of their marital relationship, so as to vest the entire interest of the Grantor in Grantee.

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, assigns and representatives forever. And I, do covenant with the said GRANTEE that I am lawfully seized and possessed of said interest in said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And I, do further covenant, warrant and forever defend the title to the said land to the said GRANTEE, her heirs, assigns and representatives against the lawful claims of all persons, whomsoever.

WITNESS my hand this 17 day of June, 2002.

Kenneth C. Civello, Jr.

Jennifer Lynn Heumann Civello

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth C. Civello, Jr. and wife, Jennifer Lynn Heumann Civello**, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of June, 2002.

NOTARY PUBLIC

NOTARY PUBLIC
My Commission Expires: 7-30-2005