28.B

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sarah Carran Daughtrey
3620 Saratoga Dr.
Nashville, Tennessee 37205

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 05/28/02 15:26 2pgs
Fees:13.00 Taxes:1424.50
20020628-0078466

SEND TAX BILL TO:
First Magnus Financial
5285 East Williams Circle
#200
Tucson, AZ 85711

MAP	**104-13**
GROUP	
PARCEL	**240**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William D. Kavin, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Sarah Carran Daughtrey, Martha Craig Daughtrey and Larry G. Daughtrey**, hereinafter called the "GRANTEES", 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 Lot No. 18 of Book "C" of the Plan of Bellwood Subdivision, of record in Plat Book 547, page 149 & 150, Register's Office for Davidson County, Tennessee. Said Lot No. 18 fronts 60 feet on the northerly side of Saratoga Drive and runs back between lines, 197.25 feet on the easterly line and 207.65 feet on the westerly line, to a dead line, measuring 61.05 feet thereon.
>
> Being the same property conveyed to William D. Kavin, married by deed from Ogden Stokes and McNeil Stokes of record in Instrument no. 20020123-0009354, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 3620 Saratoga Dr., Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEES", their heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEES" that he 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, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*R. Francene Kavin, spouse of William D. Kavin, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the 28th day of June, 2002.

William D. Kavin

R. Francene Kavin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William D. Kavin and R. Francene Kavin**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of June, 2002.

M. L Hickernell
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson)

The actual value or consideration, whichever is greater, for this transfer is $385,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of June, 2002.

NOTARY PUBLIC

My Commission Expires: 3-27-04