PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (GJ) Title No: 43537

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/02/02 08:10 2pgs
Fees:13.00 Taxes:1498.50
20020702-0079103

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Newman Elizabeth Byrd 2017 Kingsbury Drive Nashville, Tennessee 37215	Same

TAX MAP-PARCEL NUMBERS: 144-15-021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$405,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned R. Craig Laine, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Newman and Elizabeth Byrd ,joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Hillsboro park, Section II, of recor din Book 2331, pages 61 and 62, Register's Office for said County.

Said Lot No. 41 fronts 190.0 feet on the westerly margin of Kingsbury Drive and extends back 241.0 feet on the southerly line and 408.6 feet on the northerly line to a dead line in the rear, measuring 253.4 feet thereon.

Being the same property conveyed to R. Craig Laine by deed from Aubrey B. Harwell, unmarried, of record in Book 8923, page 465, Register's Office for Davidson County, Tennessee.

Rebecca Laine wife of R. Craig Laine joins in this conveyance for the purpose of conveying any and all of her martial interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers: 144-15-021The Plan, with Owner's Certificate, of record in Book 2331, page 61 and 62 , said Register's Office, which Plan shows 75 foot minimum building set back line from Kingsbury Drive and 10 foot easement for public utility purposes along the rear line(s);A 2.5 x 20 foot utility anchor easement located on the northerly front corner of said lot; Easements and other rights with reference to water lines, mains and

supply as set out in the contract of record in Book 872, page 505, said Register's Office; Easement retained in restrictive covenants of record in Book 2435, page 237, said Register's Office for utility installation and maintenance. (Said restrictions have expired)., and subsequent years

This is improved property, known as: 2017 Kingsbury Drive, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of June, 2002 .

R. Craig Laine

Rebecca S Laine
Rebecca Laine

State of TENNESSEE
County of DAVIDSON

On this 26th day of June, 2002 , before me the undersigned authority, personally appeared **R. Craig Laine and Rebecca Laine** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $405,000.00

Affiant

Sworn and subscribed before me this 26th day of June, 2002

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires 7/26/2003

Notary Public