Return To:
First Title & Escrow
File Box 9B
#19096

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

ADDRESS NEW OWNER:
Philip J. Ebert
3016 Cody Hill Road
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Bank
201 Fourth Avenue North, Post Office Box 305110
Nashville, TN 37230-5110

MAP **172-12**
GROUP **B**
PARCEL **345**

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, **Evan C. Kapetanios, a single person and Heather E. Combs, a single person** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Philip J. Ebert and wife, Jennifer M. Gaesser**, 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. 220 on the Plan of Bradford Hills Subdivision, Section Fourteen, of record in Plat Book 7900, page 6, and amended in Plat Book 7900, page 739, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Evan C. Kapetanios, a single person and Heather E. Combs, a single person by deed from Wanda G. Pryor, unmarried of record in Instrument no. 20010424-0040745, 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 3016 Cody Hill Road, Nashville, Tennessee 37211.

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, GRANTORS do covenant with the said "GRANTEES" that they are 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, "GRANTORS", do further covenant and bind themselves, their 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.

Davidson County DEEDWARR
Recvd: 07/17/02 12:13 2pgs
Fees:13.00 Taxes:582.75
20020717-0086125

WITNESS our hands this the 15th day of July, 2002.

Evan C. Kapetanios

Heather E. Combs

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Evan C. Kapetanios, a single person and Heather E. Combs, a single person**, 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 15th day of July, 2002.

Rebecca T. Garland
NOTARY PUBLIC

GARLAND TN REBECCA T. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $157,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day
of July, 2002.

NOTARY PUBLIC

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004