Davidson County DEEDWARR
Recvd: 08/01/02 10:49 3pgs
Fees:18.00 Taxes:357.05

20020801-0092316

22-1-599

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Return to:
LENDER'S TITLE and ESCROW, LLC.
501 CORPORATE CENTRE DRIVE
SUITE 460
FRANKLIN, TENNESSEE 37067
PH: 615-778-9255 FAX: 778-9015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $96,500.00.

Allen D. Stowe
Affiant

Subscribed and sworn to before me, this 30th day of July, 2002.

HOLLY HOWARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 11-26-05

Address New Owner As Follows:
Terah J. Kaiser
406 Leisure Lane
Antioch, TN 37013

Send Tax Bills To:
Fifth Third Mortgage Co.
250 W. Main St.
Lexington, KY 40507

Map-Parcel Number:
162-16-0-C-014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KERRY L. YOUNG PILLOW AND HUSBAND, RONNIE DALE PILLOW, AND ALLEN C. BROWN AND WIFE, SUSAN G. BROWN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **TERAH J. KAISER**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the plat of the Second Revision of Section 2, Phase 1, Leisure Heights of record in Book 6900, page 440, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kerry L. Young and Allen C. Brown and wife, Susan G. Brown, by deed from Walter L. Cothern and wife, Karen K. Cothern of record in Book 10228, page 322, Register's Office for Davidson County, Tennessee. The said Kerry L. Young having since married and is now known as Kerry L. Young Pillow.

Ronnie Dale Pillow, spouse of Kerry L. Young Pillow joins in the execution to convey any interest he may have in said land by reason of marital status.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 6146, page 241, amended in Book 6150, page 585, amended in Book 6259, page 862, and amended in Book 7303, page 232, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plans of record in Book 5050, page 103, Book 5200, page 609 and Book 6900, page 440, Register's Office for Davidson County, Tennessee.

This is improved property known as 406 Leisure Lane, Antioch, TN 37013.

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 we covenant with the said Grantee that we 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS our hands this 30th day of July, 2002.

Kerry L. Young Pillow

Ronnie Dale Pillow

Allen C. Brown

Susan G. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KERRY L. YOUNG PILLOW**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2002.

Notary Public

My Commission Expires: 10/25/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONNIE DALE PILLOW**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2002.

Notary Public

My Commission Expires: 10/25/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALLEN C. BROWN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2002.

Notary Public

My Commission Expires: 10/25/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN G. BROWN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2002.

Notary Public

My Commission Expires: 10/25/03