Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

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

ADDRESS NEW OWNER:
William D. Kavin
1017 Mooreland Blvd.
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin National Bank
5000 Maryland Way
Brentwood, TN 37027

MAP **130-3**
GROUP
PARCEL **69**

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, **Richard T. Cromwell and wife, Ida Louise Cromwell,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **William D. Kavin and wife, R. Francene Kavin**, 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. 14 of the Map of the Resubdivision of Royal Oaks, Section A, of record in Plat Book 1424, page 55, 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 Richard T. Cromwell and wife, Ida Louise Cromwell by deed from Charles L. Thompson, unmarried of record in Book 7734, page 913, 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 628 Royal Oaks Place, 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, 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: 08/05/02 08:30 2pgs
Fees:13.00 Taxes:1369.00
20020805-0093169

WITNESS our hands this the 31st day of July, 2002.

Richard T. Cromwell

Ida Louise Cromwell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Richard T. Cromwell and wife, Ida Louise Cromwell**, 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 31st day of July, 2002.

M. L. Hickernell
NOTARY PUBLIC

My Commission Expires: 8/14/2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $370,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2002.

M. L. Hickernell
NOTARY PUBLIC

My Commission Expires: 8/14/2005