This instrument prepared by:
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Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/05/02 10:39 2pgs
Fees:13.00 Taxes:514.30
20020905-0107519

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jeremy Klein and wife, **Heather Klein** **5128 Village Way** **Nashville, TN 37211**	Union Planters Mortgage ISAOA P.O. Box 2282 Memphis, TN 38101-2282	**161-10-A-202**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul D. Stevens and wife, Kaye M. Stevens**, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Jeremy N. Klein and wife, Heather Y. Robbins**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 307 on the Plan of Villages of Brentwood, Phase III, as of record in Plat Book 6250, page 918, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul D. Stevens and wife, Kaye M. Stevens by deed from Fox Ridge Homes, Inc. of record in Book 7562, page 934, RODC, TN.

SUBJECT TO THE FOLLOWING:

1. 2002 Taxes are a lien, but not yet due and payable.
2. All matters on the Plan of record in Plat Book 6250, page 918, RODC, TN.
3. Declaration of covenants contained in Book 6143, page 11, Book 6398, page 495, and made applicable in Book 6852, page 497, RODC, TN.
4. Charter of Homeowners association of record in Book 6158, page 352, RODC, TN.
5. Easement for maintenance of TVA lines of record in Book 5753, page 913, RODC, TN.
6. Subject to any and all building and zoning regulations of City, County and State.

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(s), their heirs and assigns, forever;

AND WE COVENANT with the said Grantee(s) that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This ( ) unimproved (X) improved property is known as: 5128 Village Way, Nashville, TN 37211

WITNESS OUR HAND(S) THIS 4TH DAY OF SEPTEMBER, 2002 IN Nashville, TENNESSEE.

Paul D. Stevens
SELLER: PAUL D. STEVENS

Kaye M. Stevens
SELLER: KAYE M. STEVENS

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary for said State and County, Paul D. Stevens and wife, Kaye M. Stevens, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 4th day of September, 2002 in Nashville, TN.

Notary Public

My Commission Expires: 7-19-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $139,000.00.

Heather Yates
Affiant

Sworn to and subscribed to me, the undersigned, this 4th day of September, 2002, in NASHVILLE, Tennessee.

Notary Public

My Commission Expires: 5/29/05

TNJ/cg/13045.2002