RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE
333 CALLATIN RD.
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
P.O. BOZ 489, 3353 UNION HILL ROAD, STE. A
JOELTON, TN 37080

WARRANTY DEED

THIS INDENTURE is made and entered into this **9th** day of **September, 2002, by and between THOMAS BRICE PIPER, hereinafter called Grantor, and KEVIN D. STEELE and STACEY A. STEELE, HUSBAND AND WIFE, hereinafter called Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, THOMAS BRICE PIPER, Grantor, does hereby bargain, sell, transfer and convey unto KEVIN D. STEELE and STACEY A. STEELE, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 605 WESTCHESTER DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

EDNA M. PIPER, wife of THOMAS BRICE PIPER, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Thomas Brice Piper
THOMAS BRICE PIPER
Signature of Seller

Edna M. Piper
EDNA M. PIPER
Signature of Seller Spouse

Davidson County DEEDWARR
Recvd: 09/11/02 13:59 3pgs
Fees:18.00 Taxes:240.50

20020911-0110837

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS BRICE PIPER, joined by HIS WIFE, EDNA M. PIPER,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of **September, 2002.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

KEVIN D. STEELE and STACEY A. STEELE, HUSBAND AND WIFE

2622 CLAYLICK ROAD
WHITES CREEK, TN 37189

Property Address:

605 WESTCHESTER DRIVE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 42-10, PARCEL 36

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$65,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **September, 2002.**

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

BEING Lot NO. 41, Section II, Sherry Heights, as of record in Book 2331, page 69, Register's Office for said County.

Said Lot NO. 41 fronts 146.4 feet on the south side of Westchester Drive and runs back 270.6 feet on the east line and 272.1 feet on the west line to a dead line in the rear on which it measures 84 feet.

Being the same property conveyed to Ezra Thornton by Deed from Murphree Mortgage Company, of record in Book 4518, Page 651, Register's Office for DAVIDSON County, Tennessee. The said Ezra Thornton, a/k/a Ezra Piper Thornton since died on 18 June 1996, testate, as evidenced by his Last Will and Testament filed in Will Book 207, page 72, Probate Court Clerk's Office for Davidson County, Tennessee. Said property was conveyed by Executor's Quitclaim Deed unto Thomas Brice Piper, by Thomas Brice Piper and Eugene Piper, Co-Executors under the will of Ezra Thornton, a/k/a Ezra Piper Thornton, which Executor's Quitclaim Deed is of record in Instrument No. *_____, said Register's Office.

*20020911-0110836

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 42-10, PARCEL 36).

2. All matters as set forth on the Plan of Section II, Sherry Heights, of record in Plat Book 2331, page 69, said Register's Office.
3. Any and all other matters appearing of record.