jtc file no. 15363-4 Dav. Co. File Box 14-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARIE B. STAINFIELD	KEY BANK USA	MAP 059
(NAME)	(NAME)	
4949 Buena Vista Pike	2 Gatehall Drive	PARCEL 039.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Parsippany, NY 07054	13DZ-16595
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, W. BERNARD NEIDERGESES, TRUSTEE, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficary HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIE B. STAINFIELD AND HUSBAND, JAMES E. STAINFIELD

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 the 12th Civil District of Davidson County, Tennessee, being part of the land formerly known as the Joe Boyd Farm, as shown on an unregistered copy of a suvey made by April 3, 1952 by George W. Watkins, surveyor, and described as follows:

Beginning at a point in the westerly margin of Buena Vista Road 400 feet northerly from the northeastern corner of a tract of land conveyed to A. M. Story by deed of record in Book 3161, page 47, Register's Office for Davidson County, Tennessee, thence with the westerly margin of Buena Vista Road, North 18° West 197 feet to a point in a curve to the left with a radius of 1432.7; thence with said curve 39 feet, in all 236 feet in total frontage; thence South 64° 35' West 235.9 feet; thence South 23° 30' East 223.7 feet to a point, said point being 400 feet from the northwesterly corner of said A. M. Story's tract; thence North 71° 35' East to the point of beginning, containing in all 1.27 acres.

BEING the same property conveyed to W. Bernard Niedergeses, Trustee with full power by Deed from Dan S. Richardson, Trustee, with full power, of record in Book 6481, Page 83, Register's Office for Davidson County, Tennessee.

CONTINUED ON PAGE TWO

unimproved ( )
This is improved (X) property, known as 4949 Buena Vista Pike, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 we do 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.

Witness my hand this 4th day of October, 2002

W. Bernard Niedergeses Trustee
W. BERNARD NIEDERGESES, TRUSTEE

Davidson County DEEDWARR
Recvd: 10/07/02 08:55 2pgs
Fees:13.00 Taxes:399.60

20021007-0121682

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. BERNARD NEIDERGESES, TRUSTEE, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficary

the 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 and official seal at NASHVILLE, Tennessee, this 4th day of October, 2002.

Commission expires 4/16/05

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

CONTINUATION OF LEGAL DESCRIPTION

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.