Davidson County DEEDWARR
Recvd: 10/09/02 14:14 2pgs
Fees:13.00 Taxes:538.70
20021009-0123664

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
424 Church Street
Suite 900
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Jeffrey N. Kinman **4009 Copeland Drive** **Nashville, Tennessee 37215**	**Same**	**117-13-B-172.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Randy Radar and wife Nela Radar (herein collectively referred to as "Grantor") has this day bargained and sold and, by these presents, does/do hereby transfer and convey unto Jeffrey N. Kinman, d/b/a Old South Development (herein referred to as "Grantee"), his heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 809 on the Plat of Abbottsford, Phase 2, a Planned Unit Development, of record in Instrument No. 20010502-0044874, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Randy Rader and wife, Nela Rader, by deed from Landstar Development, LLC, of record in Instrument No. 20020515-0059544, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2002_ real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 1st day of October, 2002.

GRANTOR:

Randy ~~Radar~~ RADER

Nela ~~Radar~~ RADER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the property is $145,595.89.

AFFIANT

Subscribed and sworn to before me, this 1st day of October, 2002.

NOTARY PUBLIC

My Commission Expires: 7/29/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Evan Gower, a Notary Public for the state and county aforesaid, Randy ~~Radar~~ Rader, 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 seal at office this 1st day of October, 2002.

NOTARY PUBLIC
AT LARGE
J. Evan Gower
My Commission Expires
November 29, 2003
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Evan Gower, a Notary Public for the state and county aforesaid, Randy ~~Radar~~ Rader, 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.

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NOTARY PUBLIC
AT LARGE
J. Evan Gower
My Commission Expires
November 29, 2003
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: