Davidson County DEEDWARR
Recvd: 11/08/02 12:26 2pgs
Fees:13.00 Taxes:2756.50

20021108-0138203

WARRANTY DEED

#1993-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 745,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF October, 2002

Notary Public

MY COMMISSION EXPIRES: 11.22.05
(AFFIX SEAL)

SIDWELL, BARRETT & McCANN, P.C.
121 FIRST AVENUE SOUTH
SUITE 200
FRANKLIN, TN 37064

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
Stephen R. Kerr (NAME)	"New Owners" (NAME)	MAP 116-14, PARCEL 97.00
432 Lynnwood Blvd (ADDRESS)	(ADDRESS)	AT
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FH ARM-01290

DONALD R. BARRETT, JR. NOTARY PUBLIC WILLIAMSON COUNTY, TN

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, Will Shatford and Debra P. Shatford, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen R. Kerr and Gayle A. Kerr, husband and wife

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 part of Lot No. 105 on the Plan of Royal Oaks Land Company's Subdivision of the Bakers Tract Subdivision, as of record in Plat Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of Lynnwood Boulevard, said point being 55 feet South of the line between Lot Nos. 104 and 105; thence, easterly parallel with the line between said Lots, 364 feet, more or less, to a point; thence, southerly 100 feet, more or less, to a point; thence, westerly 357 feet, more or less, to the easterly margin of Lynnwood Boulevard; thence, with the margin of the same northerly 100 feet to the BEGINNING.

BEING the same property conveyed to Will Shatford and wife, Debra P. Shatford, by Warranty Deed dated February 23, 2001, from The Hilton Company, of record in Instrument No. 20010223-0017264, Register's Office for Davidson County, Tennessee.

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 assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 432 Lynnwood Blvd, Nashville, TN 37205
(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 our hand s this 31st day of October, 2002

Will Shatford

Debra P. Shatford

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 Will Shatford and Debra P. Shatford, husband and wife

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 31st day of October, 2002

Commission expires _____

Notary Public

JOHN T. COX NOTARY PUBLIC AT LARGE TN

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