PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 11/21/02 11:16 2pgs
Fees:13.00 Taxes:843.60
20021121-0144790

W & I Ref:(SK) Title No: 44041
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Todd S. Driver Lee W. Driver 815 Bresslyn Road Nashville, TN 37205	same

TAX MAP-PARCEL NUMBERS: 115-03-060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$228,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher S. Koehner and spouse, Elizabeth H. Koehner**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd S. Driver and spouse, Lee W. Driver** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 184 on the Plan of Brookmeade, Section VI of record in Book 2331, pages 3 & 4 Register's Office for Said County.

SAID Lot No. 184 fronts 117 feet on the broken westerly margin of Bresslyn Road and extends back 688.7 feet on the northerly line and 595.0 feet on the southerly line to a broken line in the rear, measuring 186.5 feet thereon.

BEING the same property conveyed to Christopher S. Koehner and wife, Elizabeth H. Lewis by deed from Thomas L. Davis and wife, Katherine Collins Davis of record in Book 10031, page 945, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 3 and 4, said Register's Office, which Plan shows a 70 foot minimum building setback line from Bresslyn Road and a 10 foot easement for public utility purposes along the broken rear line of said lot and a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot; Agreement for dedication of easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 4472, page 248, said Register's Office.

This is improved property, known as: 815 Bresslyn Road, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of November, 2002.

Christopher S. Koehner

Elizabeth H. Koehner

State of TENNESSEE

County of DAVIDSON

On this 18th day of November, 2002 , before me the undersigned authority, personally appeared Christopher S. Koehner Elizabeth H. Koehner , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAY 30, 2004

Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MAY 30, 2004

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $228,000.00

Affiant

Sworn and subscribed before me this the 18th day of November, 2001

TERASINA D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires September 25, 2004

Notary Public