BOX 58-B

Davidson County DEEDWARR
Recvd: 11/25/02 15:50 2pgs
Fees:13.00 Taxes:448.07
20021125-0146244

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Kimberly K. Guy 1445 Hunters Branch Road Antioch, Tennessee 37013	Same as New Owner	Map 172-08 Group A Parcel 102
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY ONE THOUSAND ONE HUNDRED and NO/100 ($121,100.00) DOLLARS, 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 C. PATE and wife, ALISON A. PATE,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **KIMBERLY K. GUY, unmarried**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> BEING Lot No. 102 on the Plan of Hunters Branch, Section 2-A, of record in Book 6250, page 819, and amended in Book 6815, page 77, Register's Office for Davidson County, Tennessee, to which Plan reference is herein made for a more particular description.
>
> Being the same property conveyed to Christopher C. Pate and wife, Alison A. Pate by deed from John Michael Morgan and wife, Janet Luken Morgan, of record as Instrument No. 20001129-0117060, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 6250, page 819, and amended in Book 6815, page 77; to restrictive covenants of record in Book 6601, page 7; to By-Laws of Hunter's Branch Homeowner's Association of record in Book 6632, page 429, all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 1445 Hunters Branch Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, and which taxes are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 22nd day of November, 2002.

Christopher C Pate
CHRISTOPHER C. PATE

Alison A. Pate
ALISON A. PATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Christopher C. Pate and wife, Alison A. Pate, 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 seal, this 22nd day of November, 2002.

Jane Grazer
Notary Public

My Commission Expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $121,100.00.

Kimberly K. Gray
AFFIANT

Subscribed and sworn to before me, this 22nd of November, 2002.

Jane Grazer
NOTARY PUBLIC

My Commission Expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 200