E.LO

PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 01/06/03 09:24 2pgs
Fees:13.00 Taxes:221.33

20030106-0001703

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **December, 2002** by and between **CHARLES E. ESTES and JANET D. ESTES** , herein after referred to as GRANTOR, and **KEEVAN MASTEN and SUSAN MASTEN** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,** County of **Davidson,** State of Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE FINAL PLAT OF LOT 7, FOX HOLLOW FARMS (SEE ALSO PLAT OF RECORD IN BOOK 9700, PAGE 292), SAID REGISTER'S OFFICE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to CHARLES E. ESTES AND WIFE JANET D. ESTES by deed from HIGHWAY 96 PARTNERS, LTD., A TENNESSEE LIMITED PARTNERSHIP of record in Book 8986, page 316, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 8353, PAGE 806, SAID REGISTER'S OFFICE, DECLARATION OF PROTECTIVE COVENANTS OF RECORD IN BOOK 8960, PAGE 252, REVISED IN BOOK 9137, PAGE 784, SAID REGISTER'S OFFICE; EASEMENTS OF RECORD IN BOOK 9258, PAGE 114 AND BOOK 9274, PAGE 392; EASEMENTS AND SETBACK LINES AS SET FORTH ON THE ABOVE PLAN OF RECORD; AND TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN.

This is improved/unimproved property known as: 13 FOX VALE LANE, NASHVILLE, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

CHARLES E. ESTES
Signature of Seller

JANET D. ESTES
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **CHARLES E. ESTES and JANET D. ESTES** , the within named bargainors, 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, at office, this **17th** day of **December, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Name and Address of Property Owner:
KEEVAN MASTEN and SUSAN MASTEN
13 FOX VALE LANE, NASHVILLE, TN 37221

Send Tax Statements to:
Same
,

Map and parcel 177-00-0-012.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$59,820.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **December, 2002.**

Notary Public

My Commission Expires: 11-26-05

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
22-1139