Davidson County DEEDWARR
Recvd: 01/09/03 10:16 2pgs
Fees:13.00 Taxes:517.63
20030109-0004053

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of December, 2002.

Notary Public

My Commission Expires: 11/2/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christopher M. Raspante and Camille K. Raspante
4951 Sherman Oaks Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
148.01-0-210.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peter A. Stewart and wife, Donna M. Stewart** hereinafter referred to as Grantors, hereby transfers and conveys to **Christopher M. Raspante and wife, Camille K. Raspante** hereinafter referred to as 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 Lot 340 Hillbrook Estates, Section 6, as recorded in Book 4175, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter A. Stewart and wife, Donna M. Stewart by deed from Ronald K. Schneider and wife, Jean R. Schneider of record in Instrument No. 2000 070300 65991, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4175, Page 7, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3974, Page 783, Book 4031, Page 160, Book 4213, Page 155, and Book 4302, Page 491, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 4951 Sherman Oaks Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 23rd day of December, 2002.

Peter A. Stewart

Donna M. Stewart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter A. Stewart and wife, and Donna M. Stewart, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 2002.

Notary Public

My Commission Expires: 1/04/05

DONALD R. BARRETT NOTARY PUBLIC AT LARGE