03

Title 48-A

RECORD & RETURN TO:

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/15/03 15:34 2pgs
Fees:13.00 Taxes:1320.90

20030115-0006707

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $357,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 DAY OF JANUARY, 2003.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19284SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William G. Stein Dawn M. Stein 6547 Jocelyn Hollow Road Nashville, TN 37205	First Horizon Home Loans P.O. Box 146 Memphis, TN 38101	129-2-11

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael J. Carell and wife, Jennifer E. Carell, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto William G. Stein and wife, Dawn M. Stein, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 780, as shown on the Plan of West Meade Farms, Inc., Section VIII, as of record in Book 2331, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael J. Carell and wife, Jennifer E. Carell, by Deed from David W. Manning and wife, Linda R. Manning, filed in Book 10586, page 609, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6547 Jocelyn Hollow Road, Nashville, TN 37205.

The conveyance of the above-described parcel of land is subject to the following:

1. 2002 Davidson County taxes which have been prorated by the parties and paid. 2003 and all subsequent taxes are assumed by the Grantees; and
2. All matters shown on plan of record in Book 2331, pages 14 & 15, Register's Office for Davidson County, Tennessee;
3. Easement for Sanitary sewer, storm drainage, water mains and appurtenances of record in Book 6346, page 546, Register's Office for Davidson County, Tennessee; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 8th day of January, 2003.

Michael J. Carell

Jennifer E. Carell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 8th, 2003, before me personally appeared Michael J. Carell and Jennifer E. Carell 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 that they executed the same as their free act and deed.

Witness my hand and official seal this 8th day of January, 2003.

NOTARY PUBLIC