File #200320043

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 263,000.00.

Cynthia C. Figaro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of February, 2003.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BETTY L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 198 East Main Street, Suite 201, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd B. Figaro, Sr. and Cynthia C. Figaro	National Bank of Commerece 115 - 29th Avenue South Nashville, TN 37215	Map: 172- 14A
(NAME) 1204 Wexford Downs Lane	(NAME)	Parcel: 103
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, JONATHAN C. KIEPEK AND WIFE, WENDY KIEPEK, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto LLOYD B. FIGARO, SR. AND WIFE, CYNTHIA C. FIGARO, hereinafter called the 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 all of Lot No. 151, on the Plan of Wexford Downs, Section Two, a Planned Unit Development, as shown by plat appearing of record in Plat Book 9700, Pages 593 and 594 , of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jonathan C. Kiepek and wife, Wendy Kiepek by Warranty Deed of record in Instrument No. 20000403- 0032625, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 10292, Page 51; 1st supplement of record in Book 10792, Page 822; 2nd supplement of record in Instrument No. 20000810- 0079496; Charter of Homeowner's Association of record in Book 10500, Page 444; Articles of Incorporation of record in Book 10085, Page 930; Deeds of Conveyance of record in Book 11201, Page 766, Book 11444, Page 149, and Book 11444, Page 177, and, any and all matters as shown on plat of record in Plat Book 9700, Pages 593 and 594; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 1204 Wexford Downs Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors 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 18th day of February, 2003.

Jonathan C. Kiepek

Wendy Kiepek by Jonathan C Kiepek her Atty in fact
Wendy Kiepek by Jonathan C. Kiepek
her Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 02/20/03 09:02 2pgs
Fees:13.00 Taxes:973.10
20030220-0022369

STATE OF Tennessee

COUNTY OF Williamson

On this 18th day of February, 2003, before me personally appeared Jonathan C. Kiepek, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Wendy Kiepek and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 18th day of February, 2003.

Notary Public

My Commission Expires: 10/02/05

(SEAL)

Mail After Recording To:
Premier Title & Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215