Davidson County DEEDWARR
Recvd: 02/26/03 12:10 2pgs
Fees:13.00 Taxes:321.90
20030226-0025555

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of February, 2003.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE AUG. 14, 2006 WILLIAMSON COUNTY, IN

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:
Kevin Stanfield and Heather Stanfield
515 Morton Avenue
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 119-130-190.00

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, **Robert Todd Safley and Rachel R. Safley, a\k\a Rachael R. Safley,** hereinafter referred to as Grantors, hereby transfers and conveys to **Kevin Stanfield and Heather Stanfield** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being the same Lot. No. 68, on the Map of College Heights, as of record in Book 553, Page 19, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to Robert Todd Safley and Rachel R. Safley, husband and wife by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development of record at Instrument No. 2002 090601 08473, Register's Office for Davidson County, Tennessee dated, September 4, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 553, Page 19, 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 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 515 Morton Avenue, 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 21st day of February, 2003.

Robert Todd Safley by Racheal R. Safley Atty-In-Fact

Robert Todd Safley

Rachael R. Safley

Rachel R. Safley
a\k\a Rachael R. Safley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21th day of February, 2003, before me personally appeared Racheal R. Safley to me known to be the Attorney-in-Fact of Robert Todd Safley and is authorized by Robert Todd Safley to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal.

Notary Public

My commission expires: 2/1/06

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN