Davidson County DEEDWARR
Recvd: 03/26/03 10:12 2pgs
Fees:13.00 Taxes:277.50
20030326-0039592

*This Instrument Prepared By:*
*Title Escrow, Inc.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

*File Box 24*

PICK-UP

ADDRESS NEW OWNER:
Steven S. Vandevender and Kimberly Vandevender
6623 Yale Road
Bartlett, TN 38134

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 81-12-0
PARCEL 402.00
02W-11250

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Steve Vandevender, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Steven S. Vandevender and wife, Kimberly Vandevender, as tenants by the entirety, 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:

BEING Lots Nos. 162 and 163 on the Plan of Town of McGavock, of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Steve Vandevender, unmarried, by deed from THE HUNTER GROUP, INC. of record in Book 11294, Page 922, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Taxes for 2003 have been pro-rated and assumed by Grantees.

This is improved property known as 1401 9th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Steven S. Vandevender and wife, Kimberly Vandevender, their heirs and assigns, forever; and I, Steve Vandevender, unmarried 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 12th day of March, 2003.

Steve Vandevender

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steve Vandevender, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of March, 2003.

NOTARY PUBLIC

My Commission Expires: ~~11/27/2004~~ 3-25-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of March, 2003.

NOTARY PUBLIC
My Commission Expires: ~~11/27/2004~~ 3-25-06