# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/26/03 15:15 3pgs
Fees:18.00 Taxes:495.80

20030326-0039933

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF March, 2003

Notary Public

MY COMMISSION EXPIRES: 6/5/05
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lynn Smith | Legends Mortgage, Inc. | MAP 172-8B |
| (NAME) | (NAME) | |
| 301 Masterpiece Court | 1143 Columbia Ave., Ste. C-11 | PARCEL 15 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Franklin, TN 37064 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, John A. Sullivan and wife, Lauren B. Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lynn Smith, a Single Woman

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 Lot No.15 on the Revised Final Plat, Phase One on the plan of Bridal Downs, of record in Book 6900, pages 701 thru 703, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John A. Sullivan and wife, Lauren B. Sullivan by deed from Brent Hetherington and wife, Raquel O. Hetherington of record in Book 10540, page 320, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6900, pages 701-703, and as amended in Book 8169, page 240, and Book 8577, page 220, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7448, page 772 and amended in Book 8814, page 631; Book 9818, page 68; Book 9873, page 497, said Register's Office.

Subject to Deed of conveyance of common areas to Bridal Downs Homeowners Association of record in Book 8838, page 983, said Register's Office.

Subject to boundary plat of record in Book 6900, page 545, and surveyors certificate of record in Book 8169, page 240, said Register's Office.

Subject to conveyance of water lines of record in Book 7797, page 485, sewer lines of record in Book 7797, page 447, and storm water detention agreement of

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 301 Masterpiece Court, 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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 our hand s this 19th day of March, 2003

John A. Sullivan

Lauren B. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. Sullivan and wife, Lauren B. Sullivan

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of March 2003.

Commission expires 3-22-05

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

record in Book 7266, page 813, said Register's Office.

Taxes for the year 2003 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.