PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(ST) Title No: 44320
Dav. Co. File: Box 8

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

Davidson County DEEDWARR
Recvd: 03/31/03 11:58 2pgs
Fees:13.00 Taxes:880.60

20030331-0041823

BOX 10-A

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph W. Agnetta D'Anna M. Agnetta 5016 Traceway Drive Nashville, Tennessee 37221	same

TAX MAP-PARCEL NUMBERS: 155-16-A-282

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$238,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William D. Kivett and spouse, Mary M. Kivett**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph W. Agnetta and spouse, D'Anna M. Agnetta** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of Traceside, Section Ten, Revision One of record in Book 9700, Page 827, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William D. Kivett and Mary M. Kivett, husband and wife, by deed from Centex Homes, a Nevada General Partnership of record in Doc. No. 20020325-0035940, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 827, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 9236, page 504, Book 9435, page 493, Book 9672, Page 675, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5016 Traceway Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of March, 2003.

William D. Kivett

Mary M. Kivett

State of TENNESSEE
County of DAVIDSON

On this 27th day of March, 2003 , before me the undersigned authority, personally appeared William D. Kivett and Mary M. Kivett , 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 the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $238,000.00

Affiant

Sworn and subscribed before me this the 27th day of March, 2003.

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 5/28/06

Notary Public

My Commission Expires: _____