THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $379,225.00. **Affiant** Subscribed and sworn to before me, this 31st day of March, 2003. Charlotte A. Bethel Notary Public My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Address New Owner As Follows:
Steven D. Curnutte and
Karen Ward Curnutte
4003 Estes Road
Nashville, TN 37215

Send Tax Bills To:
Taylor, Bean & Whitaker
1417 N Magnolia Ave.
Ocala, Fl. 34475

Map-Parcel Number
116-16-152

Davidson County DEEDWARR
Recvd: 04/11/03 10:00 2pgs
Fees:13.00 Taxes:1403.13
20030411-0048399

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN L. MCALLISTER AND WIFE, VIRGINIA T. MCALLISTER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STEVEN D. CURNUTTE AND WIFE, KAREN WARD CURNUTTE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Division of the Henry W. Compton Estates, as of record in Plan Book 2, page 58, Chancery Court at Nashville, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated February 10, 1967, as follows:

Beginning at a point in the west margin of Estes Avenue, at an iron pin at the northeast corner of the property conveyed to Charles H. Potter and wife, Lorine Jacobs Potter by deed from M.T. Gossett, unmarried, as of record in Book 2637, page 141, Register's Office for Davidson County, Tennessee; thence west with his north line, 255.5 feet to an iron pin; thence north with M.T. Gossett line, 95 feet to an iron pin; thence east along the south margin of a 30-foot Private Drive, 255.5 feet to an iron pin in the west margin of Estes Avenue; thence south with said Avenue, 95 feet to the point of beginning.

Being the same property conveyed to John L. McAllister and wife, Virginia T. McAllister by deed from Ethan R. Ware and wife, Kay F. Ware, of record in Book 10324, page 175, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3958, page 48, Register's Office for Davidson County, Tennessee.

This is improved property known as 4003 Estes Road, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our 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 person whomsoever.

WITNESS our hands this 31st day of March, 2003.

John L. McAllister

Virginia T. McAllister

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN L. MCALLISTER AND VIRGINIA T. MCALLISTER**, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 2003.

Notary Public

My Commission Expires: 10/25/03