Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6030011

Davidson County DEEDWARR
Recvd: 04/21/03 14:51 2pgs
Fees:13.00 Taxes:425.50
20030421-0052058

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jaan Sturgis and Peter J. Richards, both unmarried**(hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Jamie Kiner, unmarried** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 78 on the Map of Maynor Place as of record in Book 843, page 24, Register's office for Davidson County, Tennessee.

Said Lot No. 78 fronts 60.0 feet on the southerly side of Iverson Avenue and extends back between parallel lines along the easterly margin of Conay Street 160.0 feet to a dead line.

Being the same property conveyed to Jaan Sturgis and Peter J. Richards, both unmarried, as joint tenants with right of survivorship, by Warranty Deed from John Lewis Thompson and wife, Palma Thompson, dated 10-16-98, recorded 10-21-98 in Book 11163, page 463, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 18 day of March, 2003.

Jaan Sturgis
Jaan Sturgis

Peter J. Richards
by Jaan Sturgis atty. in fact
Peter J. Richards

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jaan Sturgis,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 18 day of March, 2003

Holly Leigh Grant
Notary Public

My Commission Expires: 5·22·04

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Jaan Sturgis,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument on behalf of **Peter Richards** and acknowledged that he executed the same as his free act and deed of the said **Peter Richards**.

WITNESS my hand and official seal, this 18 day of March, 2003

Holly Leigh Grant
Notary Public

My Commission Expires: 5·22·04

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $115,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18 day of March, 2003.

Holly Leigh Grant
Notary Public

My Commission Expires: 5·22·04

MAP AND PARCEL NUMBERS: 72-02- 8.00

ADDRESS NEW OWNER:
1000 Iverson Avenue
Nashville, TN 37216

SEND TAX BILLS TO THE SAME ADDRESS