THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 15224B

MAP/GROUP/PARCEL:
133-2/262

NEW OWNER'S NAME AND ADDRESS:
STEVE GRANT AND ANITA GRANT
211 CHILTON STREET
NASHVILLE, TENNESSEE 37211

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 04/23/03 18:03 2pgs
Fees:13.00 Taxes:332.63
20030423-0054721

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, STEPHEN M. UPFOLD AND WIFE, TIFFANY L. UPFOLD, hereinafter called Grantors, do hereby transfer and convey unto STEVE GRANT JOINED BY HIS WIFE ANITA GRANT, their heirs and assigns, hereinafter called Grantees, property described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 19 on the Plan of Nolen Heights, of record in Plat Book 332, Page 122, (erroneously stated as Plat Book 313, Page 122 in previous deed) Register's Office for said County, to which reference is made for a more complete description.
>
> The subject property is commonly known as 211 Chilton Street, Nashville, TN 37211.
>
> BEING the same property conveyed to Grantors herein by deed of record in Book ____, Page _____, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Stephen M. Upfold #20030423-0054720
STEPHEN M. UPFOLD

Tiffany L. Upfold
TIFFANY L. UPFOLD

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, STEPHEN M. UPFOLD AND TIFFANY L. UPFOLD, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 14th day of APRIL, 2003.

Kate Rosenthal
NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:
11/14/06

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $89,900.00.

Stacie Grant
AFFIANT

Sworn to and subscribed before me, this the 14th day of APRIL, 2003.

Kate Rosenthal
NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:
11/14/06