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

Our File Number: 15159B

MAP/GROUP/PARCEL:
83-11/178 & 83-11/196

Davidson County DEEDWARR
Recvd: 04/24/03 15:38 2pgs
Fees:13.00 Taxes:340.40
20030424-0055358

NEW OWNER'S NAME AND ADDRESS:
Thomas Saffell
510 Wesley Avenue
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Edward A. Corlew and Julia L. Corlew, husband and wife, hereinafter called Grantors, do hereby transfer and convey unto Thomas Saffell, an unmarried man, his heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 4A and 4B on the Plan of the Zone Lot Division of Lots 2,3,4,5 and 6 of Fortland Park, Phase 1 of Section 5 of record Book 6250, Page 158, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 4A and 4B join and front together 68.20 feet on the westerly margin of Riverside Drive and extend back 151.57 feet on the northerly line and 151.49 feet on the southerly line to a dead line in the rear measuring 68.20 feet thereon.
>
> The subject property is commonly known as 804 A & B Riverside Drive, Nashville, Tennessee 37206.
>
> BEING the same property conveyed to Grantors herein by Quitclaim deed of record in Instrument #20010720-0077276 and originally in Book 6451, Page 456, 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 Grantee. Grantors covenant with Grantee 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 Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Edward A. Corlew

Julia L. Corlew

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Edward A. Corlew and Julia L. Corlew, 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 18th day of April, 2003.

NOTARY PUBLIC

My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $92,000.00.

AFFIANT

Sworn to and subscribed before me, this the 18th day of April 2003.

NOTARY PUBLIC

My Commission Expires:

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