RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 04/29/03 14:44 2pgs
Fees:13.00 Taxes:1209.90
20030429-0057329

SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41911**

WARRANTY DEED

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$327,000.00.** J. Hart
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th **DAY OF APRIL, 2003.**
Mitchell A. Watts
Notary Public
MY COMMISSION EXPIRES: 10/17/05

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
PERCY R. PYNE, IV	Capital Bank & Trust Company	**104-12-111**
2005 20TH Avenue, South	1820 West End Avenue	**24W 2550**
Nashville, TN 37212	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **We, LEIGH McGRADY and CATHEY STAMPS, both unmarried persons,**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PERCY R. PYNE, IV and wife, ALISON WARNER PYNE and RAWLEIGH PYNE, Unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WITT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Calhoun's Subdivision as of record in Book 161, page 156, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Leigh McGrady and Cathey Stamps by deed from Sam D. Hodges, III, Trustee, of record in Book 8215, page 915, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **2005 20TH Avenue, South, Nashville, Tennessee 37212**

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 do 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 do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS ON THIS 25th **DAY OF APRIL, 2003.**

Leigh McGrady
LEIGH McGRADY

Cathey Stamps
CATHEY STAMPS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LEIGH McGRADY and CATHEY STAMPS, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 10-17-05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee