PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(GJ) Title No: 44151
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/02/03 14:14 2pgs
Fees:13.00 Taxes:1720.50
20030502-0059011

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Roland W. Stein Jennifer Louis 55 Wyn Oak Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-14-80.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$465,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James A Lammers and spouse, Jane E Lammers**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roland W. Stein and spouse, Jennifer Louis** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Revised Whitworth Phase 1 of record in Book 7900, pages 140-144,Register' s Office for said County.

Said Lot No. 73 fronts 39.80 feet on the northerly margin of Wyn Oak and extends back 136.86 feet on the southwesterly line and 158.43 on the easterly to a broken line in the rear, measuring 179.40 feet thereon, together with an appurtenance and subject to a driveway easement granted in Book 9796, page 657, said Register's Office.

Being the same property conveyed to James A. Lammers and spouse, Jane E. Lammers by deed from Rochford Realty and Construction, a corporation of record in Book 8564, page 871, Register's Office for Davidson County, Tennessee.

Together with an easement for driveway purposes granted in Book 9796, page 657, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 140-144, said Register's Office, which Plan shows a minimum building setback line from the northwesterly portion of the rear line and the southwesterly and easterly line of said lot, and 5 foot easement for landscape and setback line purposes along the northeasterly portion of the rear line(s); Subject to an easement for driveway purposes granted in Book 9796, page 657, Register's Office for Davidson County, Tennessee; The Declaration of Covenants, Conditions and Restrictions of record in Book 8026, page 305, Book 8047, page 243, Book 8282, page 45 and Doc. No. 20020812-0097386, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 55 Wyn Oak, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of May, 2003.

James A Lammers

Jane E Lammers

State of TENNESSEE
County of DAVIDSON

On this 2nd day of May, 2003 , before me the undersigned authority, personally appeared James A Lammers Jane E Lammers , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

Sworn and subscribed before me this the 2nd day of May, 2003

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public