CUMBERLAND TITLE CO.
216 Centerview Dr. Ste. 139
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

Davidson County DEEDWARR
Recvd: 05/08/03 10:51 2pgs
Fees:13.00 Taxes:626.97
20030508-0061756

My Commission Expires Jan. 25, 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is ~~$160,000.00~~ 169,450

Affiant

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

Notary Public
My commission expires:

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey W. Hepler	National Bank of Commerce	172-12-0 A, T5.00 CO
328 Burgandy Hill Trail	115 29th Ave. South	
Nashville, TN 37211	Nashville, TN 37212	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael B. Severance and wife, Robin B. Severance**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffrey W. Hepler and Karen R. Burns**,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

* as joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Bradford Hills, Section Nine, of record in Book 7900, Page 6 and amended in Book 7900, Page 414, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael B. Severance and wife, Robin B. Severance by deed from William A. Sims, Jr. and wife, Tara Ball Sims, of record in Book 9797, Page 204, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 328 Burgandy Hill Trail, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18th day of April, 2003.

Michael B. Severance
Michael B. Severance

Robin B. Severance
Robin B. Severance

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael B. Severance and Robin B. Severance, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 18th day of April, 2003.

Catherine R Cass
Notary Public

My Commission expires: 5/30/04

