PREPARED BY (AND RETURN TO):

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W & I Ref:(ST) Title No: 44432
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/03/03 14:41 2pgs
Fees:13.00 Taxes:573.50
20030603-0075519

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen Dale Carmen F. Dale 6040 Bradford Hills Drive Nashville, Tennessee 37211	Washington Mutual Bank, FA 1337 Basswood Road MS908DPIL Schaumburg, IL 60173

TAX MAP-PARCEL NUMBERS: 172-12-A-013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$155,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shane W. Kennedy and spouse, Linda L. Kennedy,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Dale and spouse, Carmen F. Dale** 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. 13 on the Plan of Section One, Bradford Hills of record in Book 7900, Page 6 amended in Book 7900, Page 110-112 Register's Office for said County.

Said Lot No. 13 fronts 59.04 feet on the northerly margin of Bradford Hills Drive and extends back 100.00 feet on the easterly line and 100.00 feet on the westerly line to a dead line in the rear, measuring 71.79 feet thereon.

Being the same property conveyed to Shane W. Kennedy and wife, Linda L. Kennedy by deed from Matthew E. Rockwell and wife, Rulah E. Rockwell of record in Doc. No. 200003210028675, 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 6 amended in Book 7900, Page 110-112, said Register's Office, which Plan shows a 30 foot minimum building setback line from Bradford Hills Drive together with a designated building site, and 10 foot easement for public utility and drainage purposes along the rear line(s); And a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 8069, page 170, Book 8071, page 531, 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: 6040 Bradford Hills Drive, Nashville, Tennessee 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 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 30th day of May, 2003.

Shane W. Kennedy

Linda L. Kennedy

State of TENNESSEE
County of DAVIDSON

On this 30th day of May, 2003 , before me the undersigned authority, personally appeared Shane W. Kennedy and Linda L. Kennedy , 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: _____

Notary

My Commission Expires 7/23/2003

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 $155,000.00

Affiant

Sworn and subscribed before me this the 30th day of May, 2003

My Commission Expires: _____

Notary Public

My Commission Expires 7/23/2003