3

Davidson County DEEDWARR
Recvd: 06/20/03 12:30 2pgs
Fees:13.00 Taxes:673.40
20030620-0085645

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of June, 2003.

Notary Public

My Commission Expires: RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joshua C. Denny and Carolyn S. Denny
3825 Bryce Road
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 172-150-A-157.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin Paul Caperton, Karen Lynn Barnes, and Leslie Gayle Schonhorst as Sole Beneficiaries and Co-Personal Representatives for the Estate of Wanda M. Caperton** hereinafter referred to as Grantors, hereby transfers and conveys to **Joshua C. Denny and wife, Carolyn S. Denny** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot. No. 241 on the Plan of Holt Woods, Section 10, as of record in Book 9700, Page 281 and 282, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wanda M. Caperton by Warranty Deed from Joshua C. Denny and Carolyn S. Denny, of record at Instrument No. 2001 100401 08221, Register's Office for Davidson County, Tennessee, dated September 26, 2001.
Wanda M. Caperton is now deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 281 and 282, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9570, Page 22; Book 9745, Page 39; Book 9933, Page 151; Book 9933, Page 153; Book 10062, Page 821; Book 10256, Page 504; Book 10256, Page 506; Book 10258, Page 142; Book 10469, Page 57, Book 10800, Page 575, Book 11096, Page 143; Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9570, Page 5, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record at Instrument No. 2002 080700 95356, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9570, Page 13, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3825 Bryce Road, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 18th day of June, 2003.

Kevin Paul Caperton
Kevin Paul Caperton

Karen Lynn Barnes by Kevin Paul Caperton
Karen Lynn Barnes

Leslie Gayle Schonhorst by Kevin Paul Caperton
Leslie Gayle Schonhorst

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Paul Caperton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2003.

RUSSELL JOHN McCLANAHAN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of June 2003, before me personally appeared Kevin Paul Caperton to me known to be the Attorney-in-Fact of Karen Lynn Barnes and Leslie Gayle Schonhorst and is authorized by Karen Lynn Barnes and Leslie Gayle Schonhorst to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal.

RUSSELL JOHN McCLANAHAN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires: _____

08558-BW