Davidson County DEEDWARR
Recvd: 06/24/03 11:28 2pgs
Fees:13.00 Taxes:599.40
20030624-0086685

WARRANTY DEED

FROM: WILLIAM W. McCORD and wife, BEVERLY B. McCORD
TO: JOHN H. KERNS

Address New Owner(s) as follows:
John H. Kerns
5552 Chestnutwood Trail
Hermitage, TN 37076

Send Tax Bills To:
Columbia National Inc.
7142 Columbia Gateway Dr.
Columbia MD 21046

Map-Parcel:
Map 98-2
Parcel 70

This Instrument was prepared by: CLYDE PAUL HOLLAND, ATTORNEY, 2628 Old Lebanon Road, Nashville, TN 37214-2422

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $162,000.00.

William W. McCord
AFFIANT

SWORN TO and subscribed before me, this 30th day of May, 2003.

09-30-06
MY COMMISSION EXPIRES:

Debra A. Randall
NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, WILLIAM W. McCORD and wife, BEVERLY B. McCORD, hereinafter called the "Grantors", have this day bargained and sold, and by these presents do transfer and convey unto JOHN H. KERNS, hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 20, on the plan of Roxborough East, Phase II-B, of record in Plat Book 7900, Page 601, and corrected in Book 9153, Page 487, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to WILLIAM W. McCORD and wife, BEVERLY B. McCORD, by deed from LARRY W. POWELL, UNMARRIED, of record in Book 9521, Page 540, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in book 8727, Page 739, Register's Office for said County.

THIS is improved property known as 5552 Chestnutwood Trail, Hermitage, TN 37076.

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, personal representatives, successors and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that 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 single, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 30th day of May, 2003.

William W. McCord
WILLIAM W. McCORD

Beverly B. McCord
BEVERLY B. McCORD

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 WILLIAM W. McCORD and wife, BEVERLY B. McCORD, 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 30th day of May, 2003.

09-30-06
MY COMMISSION EXPIRES:

Debra A. Randall
NOTARY PUBLIC

