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Davidson County DEEDWARR
Recvd: 07/01/03 13:22 2pgs
Fees:13.00 Taxes:547.60
20030701-0090773

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of June, 2003.

Notary Public

My Commission Expires: 1/17/05

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:
Troy Putney
6148 Mt. Pisgah Road
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Union Planters Bank, N. A.
P.O. Box 2282
Memphis, TN 38101-2282

MAP-PARCEL NUMBERS:
172-181

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, **Ernest R. Fenn,** hereinafter referred to as Grantor, hereby transfers and conveys to **Troy Putney, unmarried** 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. 13 on the Plat of Mr. Pisgah Heights, Section II, of record in Plat Book 6200, page 492, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ernest R. Fenn and wife, Patsy S. Fenn,(now deceased) by Deed form Chan Kiev and wife, Quynh Kiev, of record in Book 8231, page 313, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

08222-BP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

The Plan of record in Plat Book 6200, Page 492, Register's Office for Davidson County, Tennessee.

Subject to restrictions and conditions contained in an instrument of record in Book 6989, Page 530, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 6200, page 492, Register's Office for Davidson County, Tennessee, shows a building envelope with minimum building setback lines as follows: 15 feet from east line; and a 5 x 5 feet fire hydrant easement at the northeast corner and an area on west 1/2 of lot designated for soil absorption.

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 6148 Mt. Pisgah 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 26th day of June, 2003.

Ernest R. Fenn

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 Ernest R. Fenn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of June, 2003.

Notary Public

My Commission Expires: 11-VV-05

08222-BP