STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,200.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of June, 2003.

Notary Public

My Commission Expires: 11/2005

WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 07/01/03 13:28 2pgs
Fees:13.00 Taxes:278.24
20030701-0090779

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kimberly Worstall
559 Stevenson Street
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 091-090-154.00

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, **Katherine A. Grant** hereinafter referred to as Grantors, hereby transfers and conveys to **Kimberly Worstall, individual** 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 ~~Williamson~~ DAVIDSON County, Tennessee, being parts of Lot. No. 18 and 19 on the map of B.F. Cockrill Farm, as of record in Book 161, Page 135, Register's Office for said County, being Lot. No. 1 on the Plan of W.P. Evans Re-Subdivision, of parts of Lot. Nos. 18 and 19 of the B.F. Cockrill Farm, not of record, described according to a survey made by E.R. Southgate, Surveyor, January 14, 1946, as follows:

Beginning at a post the southwest corner of Nall Avenue and Deal Avenue; thence with the southerly margin of said last mentioned avenue and a fence, westwardly 170 feet to a stake; thence southwardly 52 feet to a stake at the corner Lot. Nos. 1 and 2: thence with the line between said two lots; eastward; u 170 feet to a stake in the westerly margin of Nall Avenue; thence with said avenue, northwardly 52 feet to the beginning.

Being the same property conveyed to Katherine A. Grant by Warranty Deed from Frances K. Sadler and Phyllis E. Galloway, of record at Instrument No. 2000 101201 01555, Register's Office for Davidson County, Tennessee, dated September 13, 2000.

08664-BW

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

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 559 Stevenson Street, Nashville, Tennessee 37209.

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 27th day of June, 2003.

Katherine A. Grant

Katherine A. Grant

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 Katherine A. Grant, 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 27th day of June, 2003.

Notary Public

My Commission Expires: 11/17/05