03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $98,000.00

Callie Cundiff
Affiant

Subscribed and sworn to before me, this 27th day of June, 2003.

Diane K. Mann
Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 07/10/03 09:23 2pgs
Fees:13.00 Taxes:362.60

20030710-0095385

03-0306-31321

Address of New Owner:	Send Tax Bills to:	Tax Information
Callie G. Cundiff 852 Sandburg Place Nashville, TN 37214	New Owner	108-12 267

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kimberly M. Paul, now Champney, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Callie G. Cundiff, and David Ginn and wife, Becky Ginn,*hereinafter called the Grantees, their successors 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. 12 on the Plan of A Resubdivision of Lots No. 11 and 12, Elmcrest Subdivision, of record in Book 8250, Page 61, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly M. Paul by deed from Betty C. Howell, of record in instrument No. 20000517-0049628, Register's Office for Davidson County, TN. Kimberly M. Paul has since married and is now known as Kimberly M. Paul Champney.

Michael Scott Champney, husband of Kimberly M. Paul Champney, hereby joins in the execution of this Instrument for the purpose of conveying his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 852 Sandburg Place, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Kimberly M. Paul Champney by ATTY IN FACT
Kimberly M. Paul Champney

Michael Scott Champney

*As Tenants is Common with Right of Survivorship

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Scott Champney, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 27th day of June, 2003.

Notary Public

My Commission expires: 03/14/05

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 Michael Scott Champney, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact Kimberly M. Paul Champney and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of June, 2003.

Commission expires 3-14-05

Notary Public