WARRANTY DEED G-KW-03-2309	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00 Affiant Subscribed and sworn to before me, this 30th DAY OF June, 2003. Notary Public MY COMMISSION EXPIRES 3-31-7 (AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

My Commission Expires MAR. 31, 2007

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Sargent	Bank Of America, N.A.	
2309 Dundee Lane (ADDRESS)	200 S. College St. (ADDRESS)	73-11-65
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Charlotte, NC 282550001 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENNETH R. WARREN AND WIFE, ELIZABETH M. WARREN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN W. SARGENT AND WIFE, MILDRED C. SARGENT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 115, on the plan of Sunset View, Section 1, Revised, of recod in Book 2663, Page 27 and 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Being the same property conveyed to Kenneth R. Warren and wife, Elizabeth M. Warren by deed dated December 30, 1992 and filed for record on January 4, 1993 in Book 8830, Page 503 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Davidson County DEEDWARR
Recvd: 07/14/03 08:00 2pgs
Fees:13.00 Taxes:477.30

20030714-0097661

unimproved ( )
This is improved (X) property, known as 2309 Dundee Lane, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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 GRANTEE(S), 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/our hand(s) this 30th day of June, 2003.

Kenneth R. Warren

Elizabeth M. Warren

STATE OF TN

COUNTY OF Davidson

I, Deena L. O'Brien, a Notary Public of the County and State first above written, do hereby certify that * personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th, June, 2003

Deena L. O'Brien
Notary Public

My Commission Expires:

(SEAL)

DAVIDSON COUNTY, TN
NOTARY PUBLIC
DEENA L. O'BRIEN
AT LARGE
MY COMM. EXP. 9/30/06

* Kenneth R. Warren and Elizabeth M. Warren

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____, with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ of the _____, the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____.

Witness my hand and official seal at _____ on this the ___ day of _____, 2002.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2002, before me personally appeared _____ to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of _____ and who acknowledged that he/she executed the same as the free act and deed of the said _____ by virtue of that Power of Attorney, duly executed by the said _____ on _____, 2002 and recorded concurrently herewith in Instrument No. _____ or Book _____, Page _____, Register's Office for _____ County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this _____ day of _____, 2002.

_____
NOTARY PUBLIC

My Commission Expires: _____

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903