Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

39-B
File #03-1516

Davidson County DEEDWARR
Recvd: 08/15/03 13:32 2pgs
Fees:13.00 Taxes:695.23
20030815-0118151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Theresa W. Hafley, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Charles Kown, unmarried, and Robyn Caldwell, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being part of Lot No. 20, on the Plan of The Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northerly margin of Idaho Avenue, formerly known as Fifth Avenue, 100 feet easterly from the Northeast corner of said Idaho Avenue and 53rd Avenue North, formerly known as 12th Street; thence eastwardly with the northerly margin of Idaho Avenue 60 feet; thence at right angles northwardly 150 feet to a point 160 feet East of the easterly margin of 53rd Avenue, North; thence westwardly and parallel with said Idaho Avenue 60 feet; thence southwardly and parallel with said 53rd Avenue, North 150 feet to the point of beginning.

Being the same property conveyed to Theresa W. Hafley by Quitclaim deed of record in Instrument #20020820-0100321, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5206 Idaho Avenue, Nashville TN 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of July, 2003

Theresa W. Hafley

State of Tennessee)
County of Davidson)

On this 31st day of July, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Theresa W. Hafley, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 187,900.00.

Affiant

Sworn and subscribed before me on this the 31st day of July, 2003.

Notary Public

My Commission Expires: 5/24/05

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

NEW OWNER:
Charles Kown
5206 Idaho Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
New owner

TAX MAP-PARCEL #:
103-3-63