Davidson Co. Box 14A
jtc file no. 16447-1

Davidson County DEEDWARR
Recvd: 08/20/03 09:28 2pgs
Fees:13.00 Taxes:806.60

20030820-0120526

WARRANTY DEED

G-VRE-03-2909

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Deborah H Keen
Affiant

Subscribed and sworn to before me, this 15th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
Comm. Expires 5/30/07

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly M. Corpstein	(NEW OWNER)	
2909 10th Avenue South	(NAME)	118-01-0-A-002.00CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37204		
(CITY) (STATE) (ZIP)	(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 SCOTT M. HINES, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLY M. CORPSTEIN, 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:

Land in Davidson County, Tennessee, being Unit No. 2 (shown as proposed residence, Unit #2) as Exhibit "A" of the Master Deed and By-Laws for Idlewood Condominiums, of record in Instrument No. 20010529-0055330, Register's Office for said County, and being part of Lot No. 1 on the Final Plat of Re-Subdivision of Idlewood Subdivision, of record in Book 5190, page 533, said Register's Office, to which instrument reference is hereby made for a more complete description.

Being the same property conveyed to Scott M. Hines by Quitclaim Deed from Stacy E. Calton as shown of record in Instrument Number 20021127-0147405, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Instrument No. 20010529-0055330 and Plat Book 5190, page 533, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2909 10th Avenue South, Nashville, Tennessee 37204
(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 15th day of August, 2003.

Scott M. Hines

Scott M. Hines

STATE OF Tennessee
COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Scott M. Hines, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of August, 2003.

Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903