BOX 28A

0308/0035

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
Nashville, TN 37205
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W & I Ref:(DM) Title No: 44943
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/20/03 16:07 2pgs
Fees:13.00 Taxes:899.10
20030820-0121118

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Barry K. Robbins 724 Vauxhall Dr. Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 141-15-D-173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$243,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel H. Kuhn and wife, Susan M. Kuhn**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barry K. Robbins** 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 Lot No. 173 on the Plan of Phase III-D "Sheffield" on the Harpeth of record in book 7900, pages 710 through 712 Register's Office for said County.

Said Lot No. 173 fronts 51.25 feet on the westerly margin of Vauxhall Drive and extends back 155.84 feet on the northerly line(s) and 119.66 feet on the southerly line to a dead line in the rear, measuring 186.80 feet thereon.

Being of same property conveyed to Daniel H. Kuhn and wife, Susan, M. Kuhn by deed from Neil L. Hammack and wife, Mary Kathy Hammack of record in Book 10996, page 225, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Pages 710 through 712, said Register's Office, which Plan shows a 20 foot minimum building setback line from Vauxhall Drive and a 15 foot easement for public utility and waterline purposes along the easterly front line(s) of said lot and a 10 foot public utility and drainage easement(s) located on the rear line of said lot together with a designated building site. The Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 900, Book 7145, page 954, Book 8146, page 463, Book 9313, page 806, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 724 Vauxhall, Nashville, Tennessee 37221

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 19th day of August, 2003.

Daniel H. Kuhn

Susan M. Kuhn

State of TENNNESSEE
County of DAVIDSON

On this 19th day of August, 2003 , before me the undersigned authority, personally appeared Daniel H. Kuhn Susan M. Kuhn , 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.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Notary

State of TENNNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $243,000.00

Affiant

Sworn and subscribed before me this the 19th day of August, 2003

Notary Public

My Commission Expires: 2/29/06

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.