WARRANTY DEED

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 30, 2004 DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 650,000.00

Molly Edwardson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF AUGUST, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 30, 2004 DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Peter Franklin Kurland and Shannon Wood	Peter Franklin Kurland and Shannon Wood	MAP:145-08
1031 Balmoral Drive	1031 Balmoral Drive	Parcel:13.00
Nashville, TN 37220	Nashville, TN 37220	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES POST AND WIFE, LINN POST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

PETER FRANKLIN KURLAND AND WIFE, SHANNON WOOD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1031 Balmoral Drive, Nashville, TN 37220

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 Our hand on the 1st day of August, 2003.

James Post

Linn Post

STATE OF TENNESSEE
COUNT OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JAMES POST AND LINN POST, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee , this 1st day of August, 2003.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 30, 2004 DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/22/03 12:19 2pgs
Fees:13.00 Taxes:2405.00

20030822-0122320

EXHIBIT A - LEGAL DESCRIPTION

Beginning in the southerly margin of Balmoral Drive at the northwest corner of Lot No. 5 as shown on said plan of the J. L. Perry subdivision; thence southeasterly with the line between lots No. 4 and No. 5, 302.4 feet to a monument in the southerly line of the property conveyed to Jesse L. Perry, Jr., by deed from F. N. McNeil, Jr., etc., of record in Book 2197, Page 584, said Register's Office, the common corner of said corner of said Lots No. 4 adn No. 5; thence south 40 degrees 49 minutes west 237.6 feet to the southeast corner of Lot No. 3 on said plan; thence northwesterly with the line between said Lots No. 3 and No. 4, 352 feet to the southerly margin of Balmoral Drive, the northeast corner of said Lot No. 3; thence with the southerly margin of said drive in an easterly direction 306.66 feet to the beginning.

Being the same property conveyed to Linn Ward-Smith Stringfellow by Warranty Deed from Kenneth Ward-Smith, Jr. and Linn Ward-Smith Stringfellow, of record in Book 9641, Page 742, Register's Office for Davidson County, Tennessee.

Linn Ward-Smith Stringfellow having since married and being one and the same person as Linn Post.

James Post joins in this conveyance to transfer any interest, especially marital interest, he may have in said property

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein