WARRANTY DEED

Return To:
First Title & Escrow
2000 Richard Jones Road, #110
Nashville, TN 37215
File Box 9B
#21517

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$769,500.00.**

Affiant

Subscribed and sworn to before me this 15 day of AUG, 2003

Notary Public
My Commission expires: 11/25/2006
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
John E. Kuhn	Suntrust Mortgage, Inc.	159-02-0 076.00
1112 Radnor Glen Drive	201 4th Avenue North, 7th floor	
Brentwood, TN 37027	Nashville, TN 37219	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **W. Hugh Nelson and wife, Janice G. Nelson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John E. Kuhn and Janet L. Kuhn, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 4 on the plan of High Ridge Subdivision, Section 1, of record in Book 11700, page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to W. Hugh Nelson and wife, Janice G. Nelson, by deed from High Ridge, LLC. of record in Book 11741, page 732, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 11700, page 57, Register's Office Davidson County, Tennessee.
- Homeowner's Association Charter of record in Instrument Number 19991220-0304886; and Instrument Number 20000107-0002658, Register's Office for Davidson County, Tennessee
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 11741, page 713, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1112 Radnor Glen Drive, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this August 15, 2003.

Davidson County DEEDWARR
Recvd: 08/25/03 15:44 2pgs
Fees:13.00 Taxes:2847.15
20030825-0123222

Hugh Nelson

Janice Nelson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **W. Hugh Nelson and wife, Janice G. Nelson** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 15, 2003

My commission expires: _____

Notary Public

