Davidson County DEEDWARR
Recvd: 09/04/03 16:34 2pgs
Fees:13.00 Taxes:808.08
20030904-0128945

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,400.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of August, 2003.

Notary Public

My Commission Expires:

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

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Paul D. Kaine and Kimberly Kaine
119 Jefferson Square
Nashville, Tennessee 37215

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
131-5-A/119

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Linda Balatti, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Paul D. Kaine and wife, Kimberly Kaine** hereinafter referred to as Grantees, their heirs and assigns a 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. 119 on the Plan of Jefferson Square, Section One, Condominium Apartments, of record in Book 4675, Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda B. Balatti, an unmarried person, by deed from Home Savings of America, ESB, of record in Book 8695, Page 335, said Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4675, Page 12, Register's Office for Davidson County, Tennessee.

Charter of Record of record in Instrument No. 200002090013274, Register's Office for Davidson County, Tennessee. Amended in Instrument No. 2000020900132751, Register's Office for Davidson County, Tennessee.

Subject to By-Laws, Master Deed, and Restrictions of record in Book 4731, Page 332, Book 5826, Page 693, Book 8550, Page 3, Book 4731, Page 341, Book 5676, Page 31, Book 5700, Page 719, Book 8036, Page 54, Book 8057, Page 179, Book 8231, Page 418, Book 8550, Page 973, Register's Office for Davidson County, Tennessee.

By Laws further amended in Book 9276, Page 249, and Book 10355, Page 306, Register's Office for Davidson County, Tennessee

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 119 Jefferson Square, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 22nd day of August, 2003.

Linda Balatti

Linda Balatti

by Deirdre Russell
atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deirdre Russell, with whom I am personally acquainted and who proved herself to be the attorney in fact of Linda Balatti and who being authorized to do acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of August, 2003.

Notary Public

My Commission Expires: 11/20/05

DONALD R. BARRETT, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

09017-BP