Box 14-A
16485-1

Davidson County DEEDWARR
Recvd: 09/05/03 16:07 2pgs
Fees:13.00 Taxes:1591.00
20030905-0130283

This Instrument Prepared by:

KIRKSEY & McNAMEE PLC (CPC)
5250 Virginia Way, Suite 240
Brentwood, Tennessee 37027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Bradley M. and Teresa B. Bolton 6010 Dunham Springs Nashville, TN 37205	Same as Owner	116-7-131

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $430,000.00.

Bradley M Bolton
Affiant

Subscribed and sworn to before me this ~~24~~ 4TH day of September, 2003.

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

Notary Public

My Commission Expires: 5/30/07

FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DAN E. HARRELL and wife, KATHLEEN G. HARRELL,** (hereinafter "Grantors") have bargained and sold, and by these presents does hereby transfer and convey unto, **BRADLEY M. BOLTON and wife, TERESA B. BOLTON,** (hereinafter "Grantees"), their heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 6, as shown on the plan of Millrace Subdivision, of record in Book 9700, page 492, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Dan E. Harrell and wife, Kathleen G. Harrell, by deed from John Alden Rodgers, of record as Instrument No. 20010626-0067600, Register's Office for Davidson County, Tennessee.

This is the same description as used in the previous deed.

This is unimproved property, known as 4520 Millrace Lane, Nashville, TN 37205.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to **Grantees**, their heirs and assigns forever;

AND **Grantors** covenant with the said **Grantees**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered, except as follows:

1. Property taxes for the year 2003 and all following years;

2. All terms and provisions of the Declaration of Covenants, Conditions and Restrictions for Millrace Subdivision, of record in Book 10656, Page 220, said Register's Office.

3. All matters shown on the Plan of record in Plat Book 9700, Page 492, said Register's Office.

4. Channel easement for excavation work related to Sugartree Creek, of record in Book 5802, page 862, as re-recorded in Book 5911, Page 757, Book 5802, Page 874, as re-recorded in book 5911, Page 769, and Book 5803, Page 890, as re-recorded in Book 5911, Page 785, said Register's Office.

5. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 6975, pages 19 and 31, said Register's Office.

AND **Grantors** further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said land to **Grantees**, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Grantors** have caused these presents to be signed this 4th day of September, 2003.

GRANTORS:

D.E. Harrell

DAN E. HARRELL

Kathleen G. Harrell

KATHLEEN G. HARRELL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforementioned, DAN E. HARRELL and wife, KATHLEEN G. HARRELL, the within named bargainors, 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 Brentwood, Tennessee this 4th day of September, 2003.

C. Patterson

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

My Commission Expires:

5-30-07