WARRANTY DEED

SHANNON C. SYLVESTER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires OCT. 1, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Kintner	Decision One Mortgage Co.	**Tract #** 1 160-9-21
(NAME) 5413 Forest Acres Drive	(NAME) 6060 J. A. Jones Drive #1000	**Tract #2** 160-9-20
(ADDRESS) Nashville, Tennessee 37220	(ADDRESS) Charlotte, NC 28287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Glen A. Merryman and wife, Nancy M. Merryman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DON KINTNER AND WIFE, MARYLOU KINTNER, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract #1 Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Oak Hill Estates Section 2 of record in Plat Book 4460, Pages 36, 37, and 38, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Glen A. Merryman and wife, Nancy M. Merryman, by deed of record in Book 4929, Page 268, Register's Office for Davidson County, Tennessee

Tract # 2 being Lot No. 217 on the Plan Oak Hill Estates, Section 2, of record in Book 4460, Pages 36-38, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Glen A. Merryman and wife, Nancy M. Merryman, by deed of record in Book 9205, Page 661, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Restrictive Covenants, of record in Book 4537, Page 496, Book 11056, Page 373, Book 4737, Page 296, Book 5010, Page 255 Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5413 Forest Acres, Nashville, TN 37220 and adjacent lot
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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.

Davidson County DEEDWARR
Recvd: 10/09/03 09:29 2pgs
Fees:13.00 Taxes:1091.50

20031009-0149897

Witness my/our hand(s) this 29th day of August, 2003.

Glen A. Merryman

Nancy M. Merryman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glen A. Merryman and Nancy M. Merryman 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of August, 2003.

Commission expires: May 28, 2006

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

Notary Public