THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21734-09-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $252,500.00. Affiant Subscribed and sworn to before me, 3rd day of October, 2003. Notary Public My Commission Expires

GERALD S. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: Jeff Steinborn 4607 Shy's Hill Road Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.131.11 Parcel No. 043.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patrick L. Sellers and wife, Kathleen P. Sellers**, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Jeff Steinborn, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is inproved property located at 4607 Shy's Hill Road, Nashville, TN, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of September, 2003.

Patrick L. Sellers, By Kathleen P. Sellers, Attorney in Fact — Kathleen P. Sellers

Patrick L. Sellers
By Kathleen P. Sellers. Attorney in Fact

Kathleen P. Sellers

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kathleen P. Sellers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand at office, this 3rd day of October, 2003.

NOTARY PUBLIC

My Commission Expires: _____

GERALD S. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Kathleen P. Sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Patrick L. Sellers as his Attorney-In-Fact, as the free and and deed of the within named Patrick Sellers.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of October, 2003.

NOTARY PUBLIC

My Commission Expires: _____

GERALD S. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 10/13/03 14:28 2pgs
Fees:13.00 Taxes:934.25

20031013-0151517

EXHIBIT "A"

Land in Davidson County, Tennesee, being Lot No. 4 on the Plan of Section I Seven Hills as of record in Plat Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick L. Sellers and wife, Kathleen P. Sellers by deed dated April 30, 1992 from Thomas W. Lane and wife, Janet M. Sebes of record in Book 8621, page 836, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s)
   2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Restrictive covenants contained in an instrument of record in Book 2249, page 192 as amended in Book 9563, page 187, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons);
4) All matters appearing on the Plan of record in Plat Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee.