Davidson County DEEDWARR
Recvd: 11/19/03 12:02 2pgs
Fees:13.00 Taxes:925.00

20031119-0168802

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW, LLC
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by WILLIAM P. ALDERSON and wife, JODI ALDERSON, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, A. ROBERT THOENY and wife, HEIDI A.C. THOENY, have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM P. ALDERSON and wife, JODI ALDERSON, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot Number 170 on the plan of Section I, Oak Hill Estates, as of record in Book 3700, Pages 118, 119, and 120, Register's Office for said County.
>
> Said lot fronts 173.64 feet on the North side of Forest Hills Drive and extends back 400 feet on the West line and 426.95 feet on the East line, to a broken line in the rear and measures 244.79 feet thereon.
>
> Being the same property conveyed to A. Robert Thoeny and wife, Heidi A.C. Thoeny, by Trustee's Deed by Robert M. Wilson, Jr., as Successor-Trustee, of record as Instrument No. 20030409-0047361.

This is (___) improved property known as: **828 Forest Hills Drive, Nashville, TN 37220**
(___) unimproved

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said WILLIAM P. ALDERSON and wife, JODI ALDERSON, their heirs and assigns, forever. And we do covenant with the said WILLIAM P. ALDERSON and wife, JODI ALDERSON, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said WILLIAM P. ALDERSON and wife, JODI ALDERSON, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 14th day of November, 2003.

A. Robert Thoeny
A. ROBERT THOENY

Heidi A.C. Thoeny
HEIDI A. THOENY
C.

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor(s), **A. ROBERT THOENY and wife, HEIDI A. THOENY,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 14th day of November, 2003.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 10-13-04

My Commission Expires OCT 13 2004

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 14th day of November, 2003.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 10-13-04

My Commission Expires OCT 13 2004

MAP 160-01
PARCEL 11.00

ADDRESS OF NEW OWNERS:
WILLIAM P. ALDERSON and wife,
JODI ALDERSON
828 Forest Hills Drive
Nashville, TN 37220

SEND TAX BILLS TO:

SAME