PREPARED BY
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)· 42818

RETURN TO:
Aspen Grove Title, Inc.
201 Seaboard Lane
Suite 100
Franklin, TN 37067

WARRANTY DEED

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$172,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 25TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/31/06

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
SCOTT ALLEN KOCH **4751 Timberhill Drive** **Nashville, TN 37211**	NEW OWNER	**146-4-75** **6DU 23055**

FOR AND IN 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, LEAH BROOKE APPLEMAN HUDGENS, KAREN LYNN LARKIN, WENDY LAW WADDELL, SONIA REE SMOTHERMAN CHAVEZ and JOI D'LEESE SCHURMAN, being all of the heirs at law of PATRICIA H. TORLAY, deceased**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT ALLEN KOCH, Unmarried**

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:

Land in Davidson County, Tennessee, being Lot No. 748 on the Plan of Caldwell Hall, Section XI, as of record in Book 3300, page 54, Register's Office for said County.

Said Lot No. 748 fronts 90.29 feet on the west side of Timberhill Drive and extends back 200.75 feet on the north line and 203 feet on the south line, to a dead line in the rear on which it measures 78.58 feet, said dead line being a broken line.

Being the same property conveyed to Patricia H. Torlay by deed from Charles E. Kilpatrick and wife, Peggy W. Kilpatrick of record in Book 4438, page 420, Register's Office for Davidson County, Tennessee. The said Patricia H. Torlay having since died.

Unimproved ( )
This is improved (X) property, known as 4751 **Timberhill Drive, Nashville, Tennessee 37211**

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: 03/04/04 12:12 2pgs
Fees:13.00 Taxes:636.40

20040304-0024595

WITNESS our hands this 25th day of February, 2004.

Leah Brooke Appleman Hudgens by Joi D. Schurman AIF
LEAH BROOKE APPLEMAN HUDGENS
By: JOI D. SCHURMAN, Attorney-in-Fact

Karen Lynn Larkin by Joi D. Schurman AIF
KAREN LYNN LARKIN
By: JOI D. SCHURMAN, Attorney-in-Fact

Wendy Law Waddell by Joi D. Schurman AIF
WENDY LAW WADDELL
By: JOI D. SCHURMAN, Attorney-in-Fact

Sonia Ree Smotherman Chavez by Joi D. Schurman AIF
SONIA REE SMOTHERMAN CHAVEZ
By: JOI D. SCHURMAN, Attorney-in-Fact

Joi D'Leese Schurman
JOI D'LEESE SCHURMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 25 day of February, 2004, before me personally appeared JOI D. SCHURMAN, to me known to be the person who executed the foregoing instrument in behalf of LEAH BROOKE APPLEMAN HUDGENS, KAREN LYNN LARKIN, WENDY LAW WADDELL, and SONIA REE SMOTHERMAN CHAVEZ, as their Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said LEAH BROOKE APPLEMAN HUDGENS, KAREN LYNN LARKIN, WENDY LAW WADDELL and SONIA REE SMOTHERMAN CHAVEZ, as though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of February, 2004.

ALAN D. BLAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/25/06

NOTARY PUBLIC

My Commission Expires: _____

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 JOI D'LEESE SCHURMAN, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of February, 2004.

ALAN D. BLAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/25/06