PREPARED BY (AND RETURN TO):

Dav. Co. File Box 14-A
jtc file no. 17066-2

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 05/17/04 08:37 2pgs
Fees:13.00 Taxes:962.00
20040517-0057219

W & I Ref:(_____) Title No: 45494
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Guy Adam Kittrell Natalie P. Kittrell 6361 Bresslyn Road Nashville, Tennessee 37205	~~SAME~~ Union Planters Bank, NA P.O. Box 2127 Memphis, TN 38101-2127

TAX MAP-PARCEL NUMBERS: 115-14-45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret E. Coppin , unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Guy Adam Kittrell and spouse, Natalie P. Kittrell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 277 on the Plan of Westmeade Farms, Inc. of record in Book 2133, Page 22 Register's Office for said County to which Plan reference is made for a complete description thereof.

Being the same property conveyed to Margaret E. Coppin, an unmarried woman by deed from L. Mace Hirt and wife, Janna K. Hirt of record in Book 8879, Page 200, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2133 Page 22, said Register's Office, which Plan shows a 65 foot minimum building setback line from Bresslyn Road and Currywood Drive and a 10 foot easement for public utility and drainage purposes along the easterly line(s). A permanent 20 foot sanitary sewers and storm drainage granted to the metropolitan Government of Nashville and Davidson County across the westerly portion of said lot and a 10 foot temporary construction easement north of and adjacent thereto of record in Book 6043, Page 338 Register's Office, Davidson County, Tennessee.

This is improved property, known as: 6361 Bresslyn Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of May, 2004.

Margaret E. Coppin

Margaret E. Coppin

State of TENNESSEE
County of DAVIDSON

On this 14th day of May, 2004 , before me the undersigned authority, personally appeared Margaret E. Coppin , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $260,000.00

Margaret E. Coppin
Affiant

Sworn and subscribed before me this the 14th day of May, 2004

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004