JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
0-1247

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45527

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2007.

Notary Public

MY COMMISSION EXPIRES: 6/24/09

THIS INSTRUMENT WAS PREPARED BY
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Peter T. McDowell | New owner | 83-13-29 |
| 1110 Russell Street | | 83-13-28 |
| Nashville, TN, 37206 | | |
| | | |

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, I/WE,

**Kathleen Kemper and husband, Whitney Kemper**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Peter T. McDowell and Bradley K. Russell** , as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING Lot Nos. 58 and 59 on the Plan of East Edgefield Addition as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.,** to which plan reference is hereby made for a more complete description.

**BEING the same property conveyed to Kathleen Kemper and husband, Whitney Kemper by deed from Ben Anderson Allen and Jeffrey L. McKay, both unmarried, of record in Book 11688, page 356, Register's Office for Davidson County, Tennessee.**

**This property is conveyed subject to any and all easements, restrictive covenants and any other documents of record.**

Unimproved ( )
This is improved ( X) property known as 1110 Russell Street, Nashville, TN 37206

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: 11/19/07 09:45 2 pgs
Fees:13.00 Taxes:1840.75
20071119-0135003

Witness ___my/our____ hand(s)_____this 8th day of November, 2007

Kathleen Kemper
By: Alan L. Saturn, Attorney-in-Fact

Whitney Kemper
By: Alan L. Saturn, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8th day of November, 2007, personally appeared ALAN L. SATURN to me known to be the person who executed the foregoing instrument on behalf of KATHLEEN KEMPER and husband, WHITNEY KEMPER as Attorney- in-Fact, and acknowledged that ALAN L. SATURN executed the same as the free act and deed of the said KATHLEEN KEMPER and husband, WHITNEY KEMPER.

Witness my hand and official seal this 8th day of November, 2007.

Notary Public

My Commission Expires: 07/24/2009

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON