Instr:200005010043410 Page: 1 OF 2
REC'D FOR REC 05/01/2000 5:38:21PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $636.40

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Theresa Ann Lea
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of April, 2000.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. DONALD R. BARRETT, JR.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Theresa Ann Lea
4946 Briarwood Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 147-05-0-141.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hunter S. Neubert and wife, Marion B. Neubert,** hereinafter referred to as Grantors, hereby transfer and convey to **Theresa Ann Lea, an unmarried woman,** hereinafter referred to as 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. 13 on the Plan of Section I, Caldwell Country Estates, as of record in Book 2663, pages 68 and 69, Register's Office for said County, described as follows:

Beginning at a point in the northeast margin of Briarwood Drive at the corner of Lots Nos. 13 and 14; thence with the line between said lots, northeasterly 180 feet to a corner of Lot No. 22; thence with the line between Lot Nos. 13 and 22, northwesterly 123 feet to a corner of Lot No. 23; thence with the line between Lot Nos. 13 and 23, southwesterly 98.5 feet to a point in the east line of Crieve Hall Estates Subdivision, Section IV, thence with the line of said subdivision, south 118 feet to the north margin of Briarwood Drive; thence with the margin of the same, southeasterly 97.9 feet to the point of beginning.

Being the same property conveyed to Hunter S. Neubert and wife, Marion B. Neubert by Deed from George W. Holder and wife, Barbara L. Holder of record in Book 5002, page 726 in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Book 2663, page 68 and 69 in the Register's Office for Davidson County, Tennessee.

Surveyor's Certificate of Correction of record in Book 2883, page 91 in said Register's Office.

Restrictive covenants of record in Book 2802, page 369 as amended in Book 3032, page 6 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County/City Taxes for the year 2000 are a lien not yet due and payable . Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4946 Briarwood 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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 25th day of April, 2000.

Hunter S. Neubert

Hunter S. Neubert

Marion B. Neubert

Marion B. Neubert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hunter S. Neubert and wife, and Marion B. Neubert, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of April, 2000.

Notary Public

11/18-01

My Commission Expires

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

01592-BW