Instr:200008090078895 Page: 1 OF 2
REC'D FOR REC 08/09/2000 9:54:59AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $549.45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00.

Affiant

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

Notary Public

My Commission Expires: 4-11-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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:
Marcus L. Roden
117 Peak Hill Circle
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 172-12-0-A-099.00CO

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, **Barbara D. Cetinske** hereinafter referred to as Grantors, hereby transfers and conveys to **Marcus L. Roden, a married man** 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. 142 on the Plan of Bradford Hills, Section Five, of record in Plat Book 7900, page 6, amended in Book 7900, page 287 and 285 in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John R. Cetinske and wife, Barbara Demarse Cetinske by Warranty Deed from Daniel R. Procknow and wife, Debra A. Procknow of record in Book 9573, page 288 in the Register's Office for Davidson County, Tennessee. John R. Cetinske is now deceased. Barbara Demarse Cetinske and Barbara D. Cetinske are one and the same person

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 6 and amended in Book 7900, page 287 and 288, Register's Office for Davidson County, Tennessee.

Easement for sanitary Sewer of record in Book 8377, page 769 in said Register's Office.

Easement for sanitary sewer of record in Book 8377, page 808 in said Register's Office.

HOA Charter of record in Book 8071, page 520 in said Register's Office.

Open Space Deed of record in Book 8154, page 304 in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 8069, page 170 and in Book 8372, page 901 both in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8071, page 531 in said Register's Office.

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

County 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 117 Peak Hill Circle, 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 July, 2000.

Barbara D Cetinske

Barbara D. Cetinske

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 Barbara D. Cetinske, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

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

Notary Public

9-11-2001

My Commission Expires

RUSSELL JOHN McCANN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

02080-BW