FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00.

Tonya R. Meek
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of September, 2000.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 09/19/00 11:19 2pgs
Fees:11.00 Taxes:320.05
20000919-0093064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kelli L. Barger
433 Claircrest Drive
Antioch, Tennessee 37018

SEND TAX BILLS TO:
Franklin National Bank
210 East Main Street
Franklin, TN 37064

MAP-PARCEL NUMBERS:
162-01-0-B-034.00 CO

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, **Tonya R. Meek, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Kelli L. Barger** 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:

A certain tract or parcel of land in Davidson County, Tennessee described as follows, to-wit:

Being Lot No. 34 on the Plan of Clairmont, Phase 5, a Planned Unit Development, of record in Book 6050, page 425, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tonya R. Meek , unmarried, by Warranty Deed dated December 14, 1993, from MCR Development Corp., a Tennessee corporation, of record in Book 9187, page 126, Register's Office for Davidson County, Tennessee.

FILE BOX 45

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2000, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6050, Page 425, Register's Office for Davidson County, Tennessee.

Articles of Incorporation of Clairmont Homeowners' Association, Inc. of record in Book 6988, Page 536, Register's Office for Davidson County, Tennessee.

By-Laws of Clairmont Homeowner's Association of record in Book 6988, Page 552, as amended in Book 8108, Page 993, and Book 8251, Page 180, said Register's Office.

Any lien for Homeowner's Association Dues, if any.

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 433 Claircrest Drive, Antioch, Tennessee 37018.

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 14th day of September, 2000.

Tonya R. Meek

Tonya R. Meek

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tonya R. Meek, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of September, 2000.

Notary Public

My Commission Expires

NOTARY PUBLIC AT LARGE

02273-BP