This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 11/01/00 14:56 3pgs
Fees:15.00 Taxes:1073.00
20001101-0108540

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Karl S. Lambert 2981 S. McKenzie Foley Al. 36535	SAME	064-02-0 040-00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Karl S. Lambert
AFFIANT

Sworn to and subscribed before me this 31 day of October, 2000.

D. Hale
NOTARY PUBLIC

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE MY COMM. EXP. FEB. 23, 2002 WILLIAMSON CO., TENNESSEE

My Commission Expires: 2/23/02

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, DAVID J. LITTRELL, unmarried and MELANIE LYNN ROSS, (FORMERLY KNOWN AS LYNN R. LITTRELL), unmarried, hereinafter called the "GRANTORS", have bargained and sold and by these present do transfer and convey unto KARL S. LAMBERT, unmarried, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

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

BEING Lot No. 60 on the Plan of Phase Eight, Section Two, Brandywine Pointe Subdivision, as of record in Book 7900, page 711, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to David J. Littrell and wife, Lynn R. Littrell, by Warranty Deed from Brandywine Pointe Partners, L.P., a Tennessee Limited Partnership, of record in Book 9410, page 19, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Brandywine Pointe, Phase Eight, Section Two of record in Plat Book 7900, page 711, Register's Office of Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions and By-Laws for Brandywine Pointe of record in Book 8120, page 170, amended in Book 8671, page 484, and Book 9010, page 627, made applicable in Book 9314, page 214, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions and By-Laws for Brandywine Pointe of record in Book 8695, page 379, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common areas.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 312 Shute Court, Old Hickory, Tennessee 37138.

WITNESS my hand this 31 **day of October, 2000 in Franklin, Tennessee.**

David J. Littrell

Melanie Lynn Ross

Melanie Lynn Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, David J. Littrell, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 31 **day of October, 2000, in Franklin, Tennessee.**

Notary Public

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE EXP. FEB. 23, 2002 WILLIAMSON CO., TENNESSEE

My Commission Expires: 2/23/02

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE EXP. FEB. 23, 2002 WILLIAMSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Melanie Lynn Ross, (formerly known as Lynn R. Littrell), the within named bargainor with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 31 day of October, 2000, in Franklin, Tennessee.

Notary Public

My Commission Expires: 2/23/02

