FILE BOX 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Connie Hooper
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of October, 2000.

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/29/2003

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Davidson County DEEDWARR
Recvd: 11/03/00 14:37 3pgs
Fees:15.00 Taxes:499.50
20001103-0109490

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Todd Rasnic and Christel Brookshire
3840 Round Rock Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
176-01-0-019.00

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, **Richard W. O'Brien and wife, Diane L. O'Brien** hereinafter referred to as Grantors, hereby transfers and conveys to **Todd Rasnic and Christel Brookshire**, both unmarried; 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. 105 on the Final Plan of Hickory Woods, Section A, of record in Book 6900, page 511, and as corrected in Book 7582, page 167, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard W. O'Brien and wife, Diane L. O'Brien by Warranty Deed from W.L. Bainbridge, Inc., a Tennessee Corporation of record in Book 10207, page 434, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, page 511, Register's Office for Davidson County, Tennessee.

02510-BP

*as joint tenants with right of survivorship

Restrictive covenants contained in an instrument of record in Book 7422, page 301, Book 7422, page 235, Book 7857, page 94, Book 7876, page 75, Book 9616, page 470, Book 9678, page 187, and Book 9764, page 44, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7932, page 648, Book 7422, page 273, and Book 9678, page 213 said Register's Office.

Surveyors Certificate of Correction of record in Book 7582, page 167, said Register's Office.

Certificate of street name change of record in Book 9997, page 844 said Register's Office.

HOA Charter of record in Book 7857, page 87 and revised in Book 7876, page 67, said Register's Office.

County and/or City taxes for the year 2000 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 3840 Round Rock Drive, Antioch, Tennessee 37013.

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 31st day of October, 2000.

Richard W. O'Brien by Linda Dove

Richard W. O'Brien, by Linda Dove, his Attorney in Fact.

Diane L. O'Brien by Linda Dove

Diane L. O'Brien, by Linda Dove, her Attorney in Fact.

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 Linda Dove, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she is the Attorney-in-Fact for Richard W. O'Brien and she is authorized by Richard W. O'Brien to execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October, 2000.

THOMAS SIDNEY NOTARY PUBLIC TAPLOC

Notary Public

10/20/01

My Commission Expires

02510-BP

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 Linda Dove, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she is the Attorney-in-Fact for Diane L. O'Brien and is authorized by Diane L. O'Brien to execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of October 2000.

Notary Public



10/22/01
My Commission Expires

02510-BP