SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of January, 2001.

Notary Public

My Commission Expires: 11/18/01

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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:
Tiffiny Davis
432 Claircrest Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 162-01-0-B-035.00CO

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, **Kathy H. Berry, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Tiffiny Davis, 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. 35 on the Plan of Clairmont, Phase 5, Planned Unit Development, as of record in Book 6050, page 425, Register's Office for said County, to which plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Kathy H. Berry, an unmarried woman by Warranty Deed from MCR Development Corp., a Tennessee Corporation of record in Book 9177, page 72 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

Davidson County DEEDWARR
Recvd: 02/01/01 14:32 2pgs
Fees:11.00 Taxes:299.70
20010201-0010061

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

HOA Charter of record in Book 7960, page 128; Book 8168, page 430; Book 6988, page 430; Book 6988, page 536; Book 8172, page 28; Book 7137, page 826 and in Book 6988, page 536 all in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 7096, page 940; Book 7108, page 98 and in Book 8265, page 703 all in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7117, page 70; Book 7637, page 319; Book 8108, page 993 and in Book 8251, page 180 all in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as 432 Claircrest 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 January, 2001.

Kathy H. Berry

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 Kathy H. Berry, an unmarried woman, 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 31st day of January, 2001.

Notary Public

11-18-01
My Commission Expires

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

02654-BW