THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
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Davidson County DEEDWARR
Recvd: 02/21/01 09:32 2pgs
Fees:11.00 Taxes:209.05
20010221-0015988

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Eric T. Berger 746 Florence Cir Madison, Tn. 37115	Same as New Owner	Map 16 Parcels 273 and 274

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, SADDLEBACK PROPERTIES, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto ERIC T. BERGER, hereinafter referred to as the "GRANTEE", his 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. 17 and Lot No. 18 on the Plan of Saddleback Farms, as of record in Plat Book 9700, page 333, and amended in Book 10455, page 832 and further amended in Book 10455, page 840, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> BEING a part of the same property conveyed to Saddleback Properties, Inc. by quitclaim deed from Frank Davis Enterprises, Inc. of record in Book 9900, page 403, said Register's Office.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> This is unimproved property known as property 2245 Gallop Lane, Goodlettsville, TN 37072 and 2251 Gallop Lane, Goodlettsville, TN 37072.

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

And the GRANTOR does covenant with the said GRANTEE, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to Declaration of Protective Covenants, Conditions and Restrictions of record in Book 10024, page 591, and amended in Book 11003, page 852, and in further amended in Instrument No. 20001004-0098657, said Register's Office.

3. Subject to By-Laws of record in Book 10024, page 609, said Register's Office.

4. Subject to Easement for ingress, egress and utility purposes of record in Book 9417, page 284, said Register's Office (if applicable).

5. Subject to any and all matters as they may appear on the Plan of record in Book 9700, page 333, said Register's Office as amended in Book 10455, page 832 and Book 10455, page 840, said Register's Office.

And, the GRANTOR does further covenant and bind itself, its heirs and representatives 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR" "GRANTEE"

Saddleback Properties, Inc.

BY: _____
FRANK C. DAVIS, JR., President

_____
ERIC T. BERGER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC T. BERGER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 16th day of February, 2001.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared FRANK C. DAVIS, JR., with whom I am personally acquainted and who acknowledged himself to be the President of Saddleback Properties, Inc., the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this the 16th day of February, 2001.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $56,500.00.

_____
Affiant

Sworn to and subscribed before me, this the 16th day of February, 2001.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001