Davidson County DEEDWARR
Recvd: 02/28/01 14:41 2pgs
Fees:11.00 Taxes:303.40
20010228-0018711

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00.

Richie Fitzpatrick
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of February, 2001.

Notary Public

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 10/22/01

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:
Richie E. Fitzpatrick
307 Leisure Court
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 162-16-0-B-009.00CO

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, **Israel Holliday** hereinafter referred to as Grantors, hereby transfers and conveys to **Richie E. Fitzpatrick** 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. 9 on the Plan of Section One Phase One, Leisure Heights, as of record in Plat Book 5800, page 267, amended in Book 6396, page 502, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Israel Holliday by Substitute Trustee's Deed of record in Instrument No. 20000911-0089750 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.

The Plan of record in Plat Book 5800, page 267 and amended in Book 6396, page 502, Register's Office for Davidson County, Tennessee.

Common area of record in Book 6146, page 238 in said Register's Office.

Charter of record in Book 6164, page 438 in said Register's Office.

Easement of record in Book 4984, page 569 in said Register's Office.

Storm Water Detention of record in Book 6145, page 236 in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 6146, page 241; Book 6150, page 585; Book 6259, page 585; Book 6259, page 862; Book 6396, page 504 and in Book 7303, page 232 all in said Register's Office.

By-Laws of record in Book 6146, page 276 in said Register's Office.

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

County and/or City taxes for the year 2001 are a lien currently 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 303 Leisure Court, Antioch, TN 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 26th day of February, 2001.

Israel Holliday

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 Israel Holliday, 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 26th day of February, 2001.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON

Notary Public

10/22/01
My Commission Expires

02892-ST