STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.00.

X John A. Loupe
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of March, 2001.

Notary Public

My Commission Expires: 1-18-01

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:
John A. Loupe
5320 Flagstone Drive
Antioch, Tennessee 37013

Davidson County DEEDWARR
Recvd: 04/02/01 17:44 2pgs
Fees:11.00 Taxes:439.93
20010402-0031817

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 176-02-0-085.00

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, **Robert M. Taylor and wife, Margaret C. Taylor** hereinafter referred to as Grantors, hereby transfers and conveys to **John A. Loupe, a married man** 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:

Being Lot No. 247 of Peppertree Forest Subdivision, Section 19, as of record in Plat Book 7900, page 783, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Robert M. Taylor and wife, Margaret C. Taylor by Warranty Deed from Jerry Butler of record in Book 9683, page 827 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 7900, Page 783, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8757, page 639 in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 8757, page 607; Book 9004, page 514; Book 9157, page 711; Book 9287, page 698; Book 9455, page 801 and in Book 9664, page 162 all in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8757, page 623 all 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 not yet 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 5320 Flagstone 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 30th day of March, 2001.

Robert M. Taylor by Margaret C. Taylor, Atty-in-fact

Robert M. Taylor by Margaret C. Taylor, Atty-in-fact

Margaret C. Taylor in fact

Margaret C. Taylor

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 Margaret C. Taylor, 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 30th day of March, 2001.

Notary Public

My Commission Expires 11-18-01

NOTARY PUBLIC AT LARGE

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 Margaret C. Taylor, with whom I am personally acquainted, and who upon oath acknowledged she is the Attorney-in-Fact of Robert M. Taylor, and is authorized by Robert M. Taylor to execute the within instrument for the purposes therein contained. Witness my hand and official seal this 30th day of March, 2001.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE

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