WARRANTY DEED

THIS INDENTURE, made and entered into this **17** day of **August, 2001**, by and between **Marnie E. Holland**, party of the first part, and **Mark M. Wesley, unmarried** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee.**

See Exhibit "A"

Parcel #: 165/13/0A/94.00CO

Davidson County DEEDWARR
Recvd: 08/21/01 12:48 3pgs
Fees:18.00 Taxes:321.90

20010821-0090201

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered,

EXCEPT for subdivision restrictions, building lines and easements of record as shown in Plat Book 7900, Page 652; Restrictions of record in Book 8757, page 607 and Book 8757, page 623 and Book 9004, page 514 and Book 9157, page 711 and Book 9287, page 698 of the said Register's Office, and except for any **2001 Davidson** County taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Marnie E. Holland

Marnie E. Holland

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marnie E. Holland** to me known to the person described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **17** day of **August, 2001**.

Cheryl M. Traverse
Notary Public

My commission expires: 12-20-03

****

Property address: **4048 Pepperwood Drive**
Antioch, Tennessee 37013

Owner's name: **Mark Wesley**

and address: **4048 Pepperwood Drive**
Antioch, Tennessee 37013

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Wilson Bank and Trust
623 W. Main Street
Lebanon, TN 37087

This instrument prepared by:
Elite Title Company, LLC
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

Return To:
Southern Title Services, LLC
321 West Main Street
Lebanon, TN 37087

File No.: 6-010203

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$87,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

E. W. Fidmond Jr.
Affiant

Subscribed and sworn to before me this **17** day of **August, 2001**.

Cheryl M. Traverse
Notary Public

My Commission Expires 12-20-03

CHERYL M. TRAVERSE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

(FOR RECORDING DATA ONLY)

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 494, on the plan of Section Eight, Peppertree Forest, P.U.D., of Record in Plat Book 7900, page 652, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marnie E. Holland, unmarried by Warranty Deed from Todd Hicks, unmarried and Hendry Hicks, married of record in Book 11768, page 743, Register's Office of Davidson County, Tennessee.