STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14th day of September, 2001.

Notary Public

My Commission Expires: 3/10/2003

BRENDA R LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TEN

Davidson County DEEDWARR
Recvd: 09/27/01 08:33 2pgs
Fees:13.00 Taxes:336.70

20010927-0104407

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John Hopkins
1019 Brittany Park Drive
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 162-120-A-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, **Michael G. Duling and Kristina L. Barrontine, n/k/a Kristina L. Duling,** hereinafter referred to as Grantors, hereby transfers and conveys to **John J. Hopkins, unmarried**

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, being Lot 9, Phase 1A, Brittany Park Subdivision, a Planned Unit Development, as shown of record in Plat Book 9700, page 46, Register's Office of Davidson County, Tennessee, to which said Plan reference is hereby made a more complete and accurate legal description thereof.

Being the same property conveyed to Kristina L. Barrontine, unmarried, by Warranty Deed from Carlton Enterprises, Inc., of record in Deed Book 10174, page 469, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters appearing on the Plan of Brittany Park, Phase 1, of record in Plat Book 9700, page 46, Register's Office of Davidson County, Tennessee.

Restrictive covenants contained in instruments of record in Book 10016, page 870; Book 10772, page 988; Book 11398, page 4, Register's Office of Davidson County, Tennessee,

Subject to HOA Charter in Book 10016, page 900, Register's Office of said County.

Subject to conveyance of common area of record in Book 1002, page 60; Book 10789, page 173; Book 11398, page 193, Register's Office of said County.
Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

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 1019 Brittany Park Drive, 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 14th day of September, 2001.

Michael G. Duling by Jim Owens
Attorney in Fact

Kristina L. Barrontine n/k/a Kristina L.
Duling by Jim Owens Attorney in Fact

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 Jim Owens, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he is the Attorney in Fact of Michael G. Duling and Kristina L. Barrontine n/k/a Kristina L. Duling and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the attorney in Fact of Michael G. Duling and Kristina L. Barrontine n/k/a Kristina L. Duling.

Witness my hand and official seal this 14th day of September, 2001.

Notary Public

11/18/04
My Commission Expires

NOTARY PUBLIC AT LARGE

03863-BW