STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ ~~140,000.00~~ 175,000.00

Angela Batson
Affiant

Sworn to and Subscribed before me on this the 20th day of September, 2001.

NOTARY PUBLIC
My Commission Expires: 1/31/04

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

Davidson County DEEDWARR
Recvd: 09/27/01 16:05 2pgs
Fees:13.00 Taxes:647.50
20010927-0104878

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Andrew D. Berg & Claire E. Berg	same	172-12-0-B 239.00CO
6121 Bradford Hills Drive		
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Jane A. Wobser and husband, Jeffrey D. Wobser, hereinafter called Grantors, have bargained and sold, and by these presents do transfer and convey unto Andrew D. Berg and wife, Claire E. Berg, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot. No. 295 on the Plan of Bradford Hills, Section Ten, or record in Book 7900, Page 6; amended in Book 7900, Page 495, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Jane A. Wobser and husband, Jeffrey D. Wobser by Deed from Sean D. McMahan and wife, Nancy W. McMahan of record in Instruments No. 200005220051201, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except as follows:

(A) Restrictive Covenants contained in an instrument of record in Book 8885, Page 517; Book 8071, Page 531; Book 9219, Page 115; Book 8069, Page 170; and Book 8885, Page 517; Register's Office for Davidson County, Tennessee.

(B) The Plan of record in Plat Book 7900, Page 6, and amended in Book 7900, Page 495, Register's Office for Davidson County, Tennessee.

(C) Surveyors Certificate of Correction (Section Ten) of record in Book 9219, Page 115, Register's Office for Davidson County, Tennessee.

(D) Open Space Deed of record in Book 8154, Page 304 and Book 9779, Page 672, Register's Office for Davidson County, Tennessee.

(E) Easement of record in Book 8377, Page 769, and Book 8377, Page 808, Register's Office for Davidson County, Tennessee.

And we do further covenant and bind ourselves, our 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. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 12th day of September, 2001.

JANE A. WOBSER

JEFFREY D. WOBSER

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, JANE A. WOBSER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this the 12th day of September, 2001.

Barbara C Traylor
NOTARY PUBLIC

My Commission Expires on: 9-20-2003

STATE OF OHIO
COUNTY OF HANCOCK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JEFFREY D. WOBSER, whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at FINDLAY, OHIO, this the 14TH day of September, 2001.

Paul J Belkowski
NOTARY PUBLIC

My Commission Expires on: 6-25-2005

PAUL J. BELKOWSKI
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
25th DAY OF JUNE, 2005