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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 18523** | STATE OF TENNESSEE:<br>COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $131,000.00.<br><br>Christopher M. Holstein<br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of November, 2001.<br><br>Notary Public<br>My Commission Expires: |

## WARRANTY DEED

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| **Address New Owner:**<br>Mr./Mrs. Christopher M. Holstein<br>4960 Alexis Drive<br>Antioch, TN 37013 | **Send Tax Bills To:**<br>AmeriSouth Mortgage Company<br>2101 Sardis Road N., Suite 101<br>Charlotte, NC 28227 | **Tax Information:**<br>MAP 173-4-A<br>PAR 176.00 CO<br>FB 5DX 194 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, L. AMANDA BERRY, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CHRISTOPHER M. HOLSTEIN AND WIFE, SARAH K. HOLSTEIN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4960 ALEXIS DRIVE, ANTIOCH, TENNESSEE 37013.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of November, 2001.

L. AMANDA BERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, L. AMANDA BERRY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2001.

My Commission Expires: _____ Notary Public

Davidson County DEEDWARR
Recvd: 12/04/01 11:49 2pgs
Fees:13.00 Taxes:484.70

20011204-0132853

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Phase 1 of Oak Highlands, as of record in Plat Book 6900, pages 432 thru 435, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to L. Amanda Berry by deed from Brad A. Payne and wife, Julianne Payne of record in Book 9495, page 304, said Register's Office.

This conveyance is made subject to: (1) Charter of record in Book 7337, page 529, amended in Book 8765, page 100; (2) Dedication of common area of record in Book 7473, page 697; (3) Agreement of record in Book 7189, page 379; (4) Restrictions of record in Book 7350, page 24, rerecorded in Book 7367, page 587, amended in Book 8765, pages 77 and 90; (5) Easements of record in Book 9487, page 978 and Instrument No. 200001002-0097139; and (5) All matters appearing on the Plan of record in Plat Book 6900, pages 432 thru 435, said Register's Office.