SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

William E. Street
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of January, 2002.

Notary Public

My Commission Expires: 11-22-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 02/12/02 11:21 3pgs
Fees:18.00 Taxes:351.50
20020212-0018442

ADDRESS NEW OWNER(S) AS FOLLOWS:
William E. Street and Sonya M. Street
4920 Deerhaven Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Bank of America
2059 Northlake Parkway
Tucker, GA 30084

MAP-PARCEL NUMBERS:
165-140-110.00

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, **Leamon R. Lane, a married man** hereinafter referred to as Grantors, hereby transfers and conveys to **William E. Street and Sonya M. Street** 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, Tennesee, being Lot No. 103 on the Plan of Peppertree Forest Section 7 of record in Plat Book 7900, Page 322, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Leamon R. Lane, married by deed from Lloyd R. Newland and wife, Victoria R. Newland of record in Book 11181, Page 486, Register's Office for Williamson County, Tennessee.

Lynnette R. Lane, wife of Leamon R. Lane, joins in this instrument to convey any and all marital interest she has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 322, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7982, Page 736, Book 8757, Page 607, Book 9157, Page 711, Book 9287, Page 6, Book 9293, Page 86, Book 9455, Page 801, and Book 9664, Page 162, Register's Office for Davidson County, Tennessee.

Subject to an HOA Charter of record in Book 8757, Page 629, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8757, Page 623, said Register's Office.

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 2002, 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 4920 Deerhaven 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 29th day of January, 2002.

Leamon R Lane by Mark Stout atty in fact
Leamon R. Lane

Lynnette R Lane by Mark Stout atty in fact
Lynnette R. Lane

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 Mark Stout, with whom I am personally acquainted and who proved himself to be the attorney in fact of Leamon R. Lane and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of January, 2002.

Notary Public

11-22-05
My Commission Expires

04095-BP

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING FOR THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

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 Mark Stout, with whom I am personally acquainted and who proved himself to be the attorney in fact of Lynnette R. Lane and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of January, 2002.

Notary Public

11-22-05
My Commission Expires



04095-BP