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 $158,700.00.

Marielle A Anderson
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of February, 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: 03/01/02 10:03 2pgs
Fees:13.00 Taxes:587.19
20020301-0026036

ADDRESS NEW OWNER(S) AS FOLLOWS:
Andre Anderson
1124 White Mountain Lane
Antioch, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 135-14-0A
026.00 CO

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, **Lori A. Perry, a married person (f/k/a Lori Anne Anderson Vaughn),** hereinafter referred to as Grantors, hereby transfers and conveys to **Andre L. Anderson, a married person,** hereinafter referred to as Grantee, his 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, Tennessee, being Lot No. 26 on the Plan of Pinnacle Point Subdivision, Phase II, as of record in Book 6900, pages 140 & 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made or a more complete and accurate legal description.

Being the same property conveyed to Lori Anne Anderson Vaughn, by Quit Claim Deed from Ralph D. Vaughn, of record in Book 10443, page 821, Register's Office of Davidson County, Tennessee, and by Deed of record in Book 9283, Page 521, in Said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Pages 140 & 141, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6405, Page 169, Book 7032, Page 733, Book 7065, Page 959, Book 7067, Page 739, Book 10097, Page 390 and Instrument # 2001 050400 46047, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 7058, Page 234, Register's Office for Davidson County, Tennessee.

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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 1124 White Mountain Lane, 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 27th day of February, 2002.

Lori A. Perry

Jack D. Perry, III

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 Lori A. Perry and Jack D. Perry, III, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2002.

Notary Public

11-22-05
My Commission Expires

04855-BW