THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $224,000.00.* *Affiant* *Notary Public* *My commission expires:* 1/28/06

Name and Address of New Owner:

Roland Neil and Susan W. Burgess
2013 Sherbrooke Lane
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 03/05/02 09:29 2pgs
Fees:13.00 Taxes:828.80

20020305-0027238

Send Tax Bills To:

Roland Neil and Susan W. Burgess
2013 Sherbrooke Lane
Nashville, TN 37211

Street Address of Subject Property:

2013 Sherbrooke Lane
Nashville, TN 37211

Map and Parcel:

180-4-A 36.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DOUGLAS A. BRACE, JR. AND WIFE, TAMMIE R. BRACE,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **ROLAND NEIL BURGESS AND WIFE, SUSAN W. BURGESS,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 160 as shown on the plat of Section One, Highland Creek, of record in Book 9700, page 959, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Douglas A. Brace, Jr. and wife, Tammie R. Brace, by Warranty Deed from Westminster Homes of Tennessee, Inc. of record in Instrument No. 200007310075303, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan/Nashville Davidson County taxes for 2002 which have been prorated between the parties and assumed by Grantees.

2. All matters shown on the plan of record in Book 9700, page 959, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictive Covenants of record in Book 11568, page 311, and First Supplementary Declaration of Restrictive Covenants of record as Instrument No. 200004130037474 in the Register's Office for Davidson County, Tennessee.

4. By-Laws of Highland Creek Homeowners Association, Inc. of record in Book 11568, page 301, Register's Office for Davidson County, Tennessee.

5. Sanitary sewer easements of record in Book 10316, page 569; Book 10419, page 470; Book 10419, pages 504 and 516; and Book 10569, page 732, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 11338, page 738, 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 Grantors do covenant with the said Grantees that they are 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title 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 our hands this 13 day of February, 2002.

Douglas A. Brace, Jr.
DOUGLAS A. BRACE, JR.

Tammie R. Brace
TAMMIE R. BRACE

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 **DOUGLAS A. BRACE, JR. AND WIFE, TAMMIE R. BRACE,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Brentwood, Tennessee, the day and year first above written.

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires September 24, 2002
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires: _____
