Davidson County DEEDWARR
Recvd: 03/25/02 12:34 2pgs
Fees:13.00 Taxes:536.50

20020325-0035933

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2002.

Notary Public

MY COMMISSION EXPIRES: January 26, 2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title Services, LLC, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Carder	Coldwell Banker Mortgage	Map: 172-15A-93
(NAME) 2881 Call Hill Road	(NAME) 3000 Leadenhall Road	Parcel:
(ADDRESS) Nashville, TN 37211	(ADDRESS) Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, KEVIN TODD NIEHAUS AND WIFE, KIMBERLY KAYE NIEHAUS, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto ~~*BRIAN CARDER~~, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*Christopher Carder, unmarried an man

Land in Davidson County, Tennessee, being all of Lot No. 16 on the plan of Section Two, Holt Woods, according to plat thereof, recorded in Plat Book 9700, page 277, Register's Office for said County, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Kevin Todd Niehaus and wife, Kimberly Kaye Niehaus by Warranty Deed of record in Book 10550, page 702, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Declaration of Covenants, Conditions and Restrictions of record in Book 9570, page 22 and in Book 10256, page 504; By-Laws in Book 9570, page 13; Easement for Sewers and/or Storm Drainage in Book 10316, page 585; Charter for Homeowners Association in Book 9570, page 5; all matters of record on the Boundary Plat in Book 7900, page 668; and, any and all matters as shown on plat of record in Plat Book 9700, page 277; all of the Register's Office of Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 2881 Call Hill Road, Nashville,, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and Grantor covenants with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 15th day of March, 2002.

Kevin Todd Niehaus

Kevin Todd Niehaus

Kimberly Kaye Niehaus

Kimberly Kaye Niehaus

STATE OF Tennessee

COUNTY OF Davidson

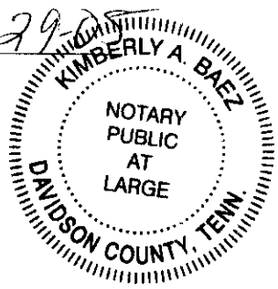
Before me, the undersigned Notary Public, personally appeared Kevin Todd Niehaus and wife, Kimberly Kaye Niehaus who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of March, 2002.

Kimberly A Baez

Notary Public

My Commission Expires: 1-29-05



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027