Prepared by:
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Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $151,500.00

Leslie M Ellerbrook
Affiant

Subscribed and sworn to before me, this 5th day of June 2002.

Debra C. Butler
Notary Public
My commission expires: 04/20/03

Davidson County DEEDWARR
Recvd: 06/10/02 09:14 2pgs
Fees:13.00 Taxes:560.55
20020610-0069948

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason W. Ellerbrook	Suntrust Bank	172-15-0-A
2705 Campa Drive	201 4th Avenue North	
Nashville TN 37211	Nashville, TN 37203	362.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Jamie L. Downing an unmarried person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jason W. Ellerbrook and wife Leslie M. Ellerbrook 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:

Being Lot No. 269 on the plan Holt Woods Section 13 of record in Plat Book 9700 page 599 Register's Office for Davidson County,Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jamie L. Downing by deed from Claridge Builders Co. LLC of record in Book 11198 page 734 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2002 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Holt Woods Section 13 of record in Plat Book 9700 Page 598 and 599, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 9570 page 22 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Holt Woods Homeowner's Association of record in Book 9570 Page 5 5) By-Laws of Holt Woods Homeowner's Association of record in Book 9570 Page 13 6) Easement of record in Book 10316 page 585 7) Storm Water Detention Agreement of record in Book 10584 page 124 8) PUD Boundary Addition of record in Book 7900 page 668

This property is improved property known as 2705 Campa Drive, Nashville, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 5th day of June, 2002.

Jamie L. Downing

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 Jamie L. Downing, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of June, 2002.

Notary Public

My Commission expires: ~~04/20/03~~ 8/19/03

MARY P. SMITH NOTARY PUBLIC AT LARGE TENN.