Davidson County DEEDWARR
Recvd: 06/12/02 13:59 2pgs
Fees:13.00 Taxes:1073.00

20020612-0071684

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~01/28/06~~ 10-25-05

(AFFIX SEAL)

CUSTER R. RICHARDS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 613 Potomac Place, Suite 201, Smyrna, TN 37167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Kerber and wife, Loretta M. Kerber	Union Planters Bank, N.A.	Map: 171-3-A-138
(NAME) 5308 Fredericksburg Way West	(NAME) 112 Long Hollow Pike	Parcel:
(ADDRESS) Brentwood TN 37027	(ADDRESS) Goodlettsville, TN 37072	
(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, MICHAEL R. BURCHAM, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto THOMAS A. KERBER AND WIFE, LORETTA M. KERBER, 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:

Land in Williamson County, Tennessee, being all of Lot No. 101, Section 6A, Fredericksburg, as shown by plat appearing of record in Plat Book 9700, page 150, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael R. Burcham and wife, Elizabeth A. Burcham by deed of record in Book 10654, page 878 and later conveyed, pursuant to Final Decree of Divorce, Docket #98D-831, by Quitclaim Deed to Michael R. Burcham in Book 11104, page 527, said Register's Office.

Restrictive Covenants, Easements and Additional Exceptions:

Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 65 as amended in Book 9500, page 393 and in Book 9860, page 840; By-Laws in Book 8920, page 45 as amended in Book 10694, page 539; Charter to Homeowners Association in Book 8920, page 40; Sewer and/or Storm Drainage Easement in Book 7993, page 269; Permanent Easement for Construction and maintenance of a drainage facility in Book 7851, page 712; Deed of Conveyance to Metro for Water Main in Book 9698, page 81; Deed of Conveyance to Metro for Sewer in Book 9698, page 124; Conveyance of Amenities Area in Book 9443, page 538; and, any and all matters as shown on plat of record in Plat Book 9700, page 150 and Boundary Plat in Plat Book 7900, page 509; all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 5308 Fredericksburg Way West, Brentwood, TN 37027
(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 Grantors covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs 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 24th day of May, 2002.

Michael R. Burcham

STATE OF Tennessee

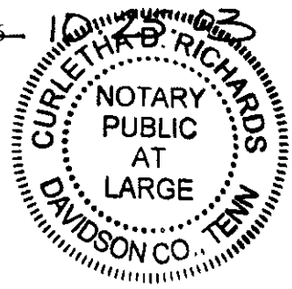
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Michael R. Burcham, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of May, 2002.

Notary Public ~~Mary T. Hurst~~

My Commission Expires: ~~1/28/06~~ 10-25-05



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
613 Potomac Place, Suite 201
Smyrna, TN 37167