Davidson County DEEDWARR
Recvd: 08/02/02 16:04 2pgs
Fees:13.00 Taxes:567.08
20020802-0093094

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WARRANTY DEED

This Indenture made this **30th** day of **July, 2002** between **Ole South Properties, Inc., ,** GRANTOR, and **Brian A. Stauffer and wife, Melissa E. Stauffer ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot Number 312 on the plan of Phase 3 Cambridge Forest, R-15 Residential P.U.D. of record in Instrument Number 20010628-0068483 and amended in Instrument Number 20020503-0054630, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Ole South Properties, Inc. by Warranty Deed from Danco Property Investments, LLC of record in Instrument Number 20020221-0022799, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Instrument Number 20020221-0022797; Book 8206, page 305; and Book 8047, page 243; Register's Office for Davidson County, Tennessee.

Subject to by-laws of record in Instrument Number 20020221-0022798, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 1207, page 529; Book 1147, page 148; Book 6881, page 320; Book 7453, page 445; Book 8795, page 158; Book 7632, page 962; Register's Office for Davidson County, Tennessee and Plat Book 3, page 26, Chancery Court for Davidson County, Tennessee.

Improved property known as 1661 Bridgecrest Drive, Antioch, Tennessee 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 Grantee(s), their heirs and assigns, forever; and we do covenant with said Grantees that we 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 we do further covenant and bind ourselves, our heirs and representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **30th** day of **July, 2002.**

Ole South Properties, Inc.

V.P. 7/30/02

Roger Case Vice President

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Roger Case with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the Vice President of the Ole South Properties, Inc., and that he/she as such Vice President executed the foregoing instrument for the purpose therein contained by signing the name of Ole South Properties, Inc. by him/her self as Vice President. Witness my hand and official seal this 30th day of July, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $153265

Affiant

Subscribed and sworn before me this 30th day of July, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER III
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Brian A. Stauffer
1661 Bridgecrest Drive
Antioch, Tennessee 37013

Send Tax Bills to:
Suntrust Bank
201 Fourth Avenue North 7th Floor
Nashville, Tennessee 37219

Map & Parcel Number:

Map 149-15-A parcel 259