**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 5th day of August, 2002.

Notary Public

My Commission Expires: 11-7205

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/06/02 16:05 2pgs
Fees:13.00 Taxes:851.00
20020806-0094742

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert C. Lineberger and Anne M. Lineberger
101 West Hillwood Drive
Nashville, Tennessee 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 103-140-054.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James M. Brewer and wife, Andrea C. Brewer** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert C. Lineberger and wife, Anne M. Lineberger** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Hillwood Terrace, of record in Plan Book 2663, page 50, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southerly margin of Neartop Drive at the corner of Lots Nos. 10 and 11 of said plan; thence with the line between said lots southwardly 220 feet to a point; thence westwardly 205.39 feet to a point in the easterly margin of West Hillwood Drive; thence with the margin of West Hillwood Drive, northwardly 206.11 feet to the beginning of a curve to the right; thence around said curve northeastwardly 35.92 feet to the southerly margin of Neartop Drive; thence continuing with the said margin of Neartop Drive, eastwardly 151.06 feet to the point of beginning.

Being the same property conveyed to James M. Brewer and wife, Andrea C. Brewer by deed from David L. Swift and wife, Barbara B. Swift of record in Book 11345, page 941, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2663, page 50, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 5956, page 263; Book 2750, page 521; and Book 2749, page 338, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 101 West Hillwood Drive, Nashville, Tennessee 37205.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land 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 my hand this 5th day of August, 2002.

**James M. Brewer**

**Andrea C. Brewer**

**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 James M. Brewer and Andrea C. Brewer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of August, 2002.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE