This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Christian M. Holden
3437 Country Way Road
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wells Fargo Home Mortgage, Inc.
4456 Corporation Lane
Virginia Beach, VA 23462

MAP 150-7
GROUP
PARCEL 509

Davidson County DEEDWARR
Recvd: 09/06/02 09:46 3pgs
Fees:18.00 Taxes:506.90
20020906-0108087

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael W. Russell and wife, Michelle B. Russell** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Christian M. Holden, married**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

Being the same property conveyed to Michael W. Russell and wife, Michelle B. Russell by deed from Mark A. Thiem and wife, Anna H. Thiem of record in Book 10319, page 431, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 3437 Country Way Road, 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", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 28th day of August, 2002.

Michael W. Russell

Michelle B. Russell, by Michael W. Russell, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael W. Russell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of August, 2002.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael W. Russell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **attorney in fact for Michelle B. Russell, the bargainor,** and that as said attorney in fact he executed the within Warranty Deed for the purposes therein contained by signing the name of **Michelle B. Russell** as her attorney in fact as her free act and deed.

WITNESS my hand and official seal this 28th day of August, 2002.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $137,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of August, 2002.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 386 on the Final P.U.D. Plan of the Re-Subdivision of Lots Nos. 380, 381, 384 and 385, Section Four-B and Lot No. 386, Section Five, Towne Village of the Country, of record in Book 6900, page 450, Register's Office for Davidson County, Tennessee.

Said Lot No. 386, which is a corner Lot, fronts 59.27 feet on the southwesterly margin of Country Way Road and fronts 72.53 feet on the northwesterly margin of Wellfleet Court, said frontages being joined by a curve, having a length of 36.49 feet, and extends back, 120.10 feet on the northwesterly line and 111.45 feet on the southerly line, to a point of intersection.