SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/02/02 10:54 2pgs
Fees:13.00 Taxes:688.20
20021002-0119731

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of September, 2002.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE

WARRANTY DEED

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brad K. Holder
7205 Santeelah Way
Antioch, Tennessee 37013

SEND TAX BILLS TO:
ERA Mortgage
3000 Leadenhall Road
Mount Laurel, NJ 08054
owner

MAP-PARCEL NUMBERS:
181-030-A-183.00

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, **Bradley T. Lamontagne Sr. and wife, Brenda I. Lamontagne** hereinafter referred to as Grantors, hereby transfers and conveys to **Brad K. Holder, unmarried** 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. 183 on the Plan of Section Three, Indian Creek Estates, of record in Plat Book 9700, Page 817, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Bradley T. Lamontagne, Sr. and wife, Brenda I. Lamontagne by deed from Eugene A. Collins, unmarried, of record in Book 11655, Page 854, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 817, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10752, Page 553, Instrument No. 2000 072700 74152, and Book 11708, Page 575, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11033, Page 509, and Instrument No. 2000 072700 74153, said Register's Office.

Easement of record in Book 6549, Page 403, Register's Office for Davidson County, Tennessee.

Boundary Plat of record in Book 9700, Page 391, said Register's Office.

HOA Charter of record in Book 11031, Page 79, said Register's Office.

Storm Water Detention Agreement of record in Book 10729, Page 380, said Register's Office.

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.

All other easements and restrictions of record in said Register's Office.

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 7205 Santeelah Way, 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 **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 30th day of September, 2002.

Bradley T. Lamontagne

Brenda I. Lamontagne

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 Bradley T. Lamontagne and wife, and Brenda I. Lamontagne, 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 30th day of September, 2002.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE

06338-BP