THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 349,000.00

Patricia S. Berneburg
Affiant

Subscribed and sworn to before me, this 30th day of December, 2002

Notary Public

My Commission Expires: 10/17/09

Davidson County DEEDWARR
Recvd: 12/31/02 14:26 2pgs
Fees:13.00 Taxes:1291.30
20021231-0162765

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PATRICIA S. BERNEBURG 300 Windemere Drive Nashville, Tennessee 37215	SAME	MAP 131-01-O-H PARCEL 16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY NINE THOUSAND AND NO/100---------- ($ 349,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , BRIAN SETZER AND MICHAEL S. DIXON, BOTH UNMARRIED hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PATRICIA S. BERNEBURG hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 16 on the Plan of (Revised) Phase I and II Windemere of record in Plat Book 6900, page 616, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Brian Setzer and Michael S. Dixon, both unmarried, as Joint Tenants with the Right of Survivorship, by deed from Hallie Taylor Warner, unmarried, of record in Book 9455, page 576, Register's Office for Davidson County, Tennessee.

This is improved property known as 300 Windemere Drive, Nashville, Tennessee 37215

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___, her heirs and assigns, forever.

GRANTOR_s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, ha_ve a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of (Revised) Phase I and II, Windemere of record in Book 6900, page 616, Register's Office for Davidson County, Tennessee.

GRANTOR_s_ FURTHER COVENANT___ and bind___ themselves_, _their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hands_ on this the __30th__ day of __December__, 2002_.

BRIAN SETZER

MICHAEL S. DIXON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRIAN SETZER AND MICHAEL S. DIXON, BOTH UNMARRIED, the bargainor_s__, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ___they___ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this __30th_ day of __December, 2002_____.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

Notary Public