This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/03/03 13:23 3pgs
Fees:18.00 Taxes:495.80
20030103-0001284

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| Joseph Alan Warren<br>3405 Anderson Road, Unit 239<br>Antioch, TN 37013 | same | 136-15-0-A-067.00 CO |

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Matthew G. Warren**, married, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Joseph Alan Warren**, unmarried, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 67, Unit 239 on the Plan of First Revision, Phase 2, Watercrest Townhomes of record in Book 11190, page 81, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Matthew G. Warren, unmarried, by deed from Pulte Homes Tennessee, limited partnership, of record in Instrument No. 20001205-0119766, Register's Office for Davidson County, Tennessee.
>
> Subject property is not the principal residence of Grantor.

Subject to the following restrictions and conditions:

1. 2002 County property taxes are being collected and paid at closing.
2. Restrictive Covenants of record in Book 10788, page 553, said Register's Office.

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3. All matters appearing on the Plan of record in Plat Book 11190, page 81 and revised in Instrument No. 20020306-0027707, said Register's Office.
4. Any and all visible easements on and across subject property.
5. Subject to any and all building and zoning regulations of City, County and State.

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 I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This improved property is known as: 3405 Anderson Road, Unit 239, Antioch, TN 37013.

WITNESS MY HAND this 19th day of December, 2002, in Lenoir, N.C.

MATTHEW G. WARREN

STATE OF North Carolina
COUNTY OF Caldwell

Personally appeared before me, the undersigned, a Notary for said State and County, Matthew G. Warren, the within named bargainor with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

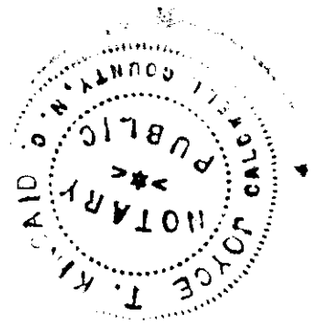
Witness my hand this 19th day of December, 2002, in Lenoir N.C.

NOTARY PUBLIC
T. KINCAID
NOXON COUNTY, CALIFORNIA

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NOTARY PUBLIC

My Commission Expires: December 6, 2007




STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~WILLIAMSON~~ Caldwell

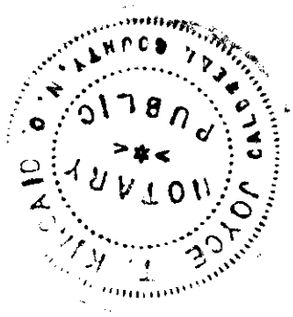
The actual consideration or value, whichever is greater for this transfer is $134,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 19th day of December, 2002, in ~~Franklin, Tennessee.~~ Lenoir, North Carolina

NOTARY PUBLIC

My Commission Expires: November 6, 2007




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