STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of January, 2003.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON

Notary Public

My Commission Expires:_____

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: 02/03/03 15:57 2pgs
Fees:13.00 Taxes:795.13
20030203-0014838

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robert A. Karwedsky and Linda D. Karwedsky
61 Nickleby Down
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 172.01-A 41.00

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, **William W. Arrants and wife, Jean E. Arrants** hereinafter referred to as Grantors, hereby transfers and conveys to **Robert A. Karwedsky and Linda D. Karwedsky** 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. 41 on the Plan of Copperfield Revised, of record in Plat Book 6900, Pages 555 and 559, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.
>
> Being the same property conveyed to Williams W. Arrants and wife, Jean E. Arrants by Deed from Advantage Builders, Inc., of record in Book 10047, Page 5200, Register's Office for Davidson County, Tennessee, dated May 5, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 555, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6779, Page 296, re-recorded in Book 6783, Page 973, 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 2003, 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 61 Nickleby Down, Brentwood, Tennessee 37027.

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 31st day of January, 2003.

William W. Arrants

Jean E. Arrants

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 William W. Arrants and Jean E. Arrants, 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 31st day of January, 2003.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

07360-BW