WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 167,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/4/03

Notary Public

MY COMMISSION EXPIRES: 10/25/03

(AFFIX SEAL)

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7843

NOTARY PUBLIC AT LARGE — MICHAEL HERBERT EDWARDS — DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelli L. Berg	SAME	118-13-095.00
(NAME)	(NAME)	
3615 Doge Ct.	SAME	
(ADDRESS)	(ADDRESS)	
, TN 37067	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Randy L. Rader**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelli L. Berg**, AND MICHAEL J. BERG, WIFE AND HUSBAND HEREINAFTER CALLED THE 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 13 on the plan of Section Two, Leawell, of record in Book 2083, page 56, Register's Office for said County.

Said Lot No. 13 fronts 45.71 feet on the northerly margin of Doge Court and extends back between lines 253 feet on the easterly line and 265.5 feet on the westerly line to a dead line in the rear, measuring 176.3 feet thereon.

Being the same property conveyed to Randy Rader, a married person and Robert G. Moncrief, a married person , as joint tenants with right of survivorship by Deed of record in Book 9243, page 682, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Randy L. Rader by Deed from Robert G. Moncrief Jr. dated 2/6/98, of record in Book 10792, page 828, Register's Office for Davidson County, Tennessee.

This is improved ■ property, known as unimproved

3615 Doge Ct., Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 our/my hands this 2/4/03.

Davidson County DEEDWARR
Recvd: 02/14/03 09:51 1pgs
Fees:13.00 Taxes:617.90
20030214-0020182

Randy L. Rader

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Randy L. Rader the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 2/4/03.

Commission expires: 10/25/03

NOTARY PUBLIC AT LARGE — MICHAEL HERBERT EDWARDS — DAVIDSON COUNTY, TENNESSEE

Notary Public