STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of February, 2003.

Notary Public

My Commission Expires: 10/22/05

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: 02/14/03 09:57 2pgs
Fees:13.00 Taxes:308.95
20030214-0020188

ADDRESS NEW OWNER(S) AS FOLLOWS:
Keith McCabe
406 Claircrest Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER
Guaranty Trust Company
P.O. Box 1218, Murfreesboro,
Tennessee 37133

MAP-PARCEL NUMBERS:
Map\Parcel: 162.01-OB-001.00CO

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, **Sylvia D. Franks** hereinafter referred to as Grantors, hereby transfers and conveys to **Keith McCabe, 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:

Being Lot. No. 1 on the Plan of Clairmont, Phase Three, of record in Book 6050, Page 486, Register's Office for said County, to which plan references hereby made for a complete legal description thereof.

Being the same property conveyed to Sylvia D. Franks, unmarried, by Warranty Deed from Christine T. McClain, unmarried, of record in Book 10324, Page 71, Register's Office for Davidson County, Tennessee, dated January 15, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6050, Page 486, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6988, Page 536; Book 7137, Page 826; Book 7960, Page 128; Book 8168, Page 430; Book 8172, Page 28, Register's Office for Davidson County, Tennessee.

Conveyance of common area of record in Book 7000, Page 153; Book 7370, Page 995; Book 7961, Page 410, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6988, Page 542; Book 7269, Page 223; Book 7891, Page 590; Book 8027, Page 258; Book 8027, Page 261; Book 8027, Page 264; Book 8784, Page 328, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7637, Page 319; Book 8108, Page 993; Book 8251, Page 180, 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 406 Claircrest Drive, 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 13th day of February, 2003.

Sylvia D. Franks

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 Sylvia D. Franks, 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 13th day of February, 2003.

Notary Public

My Commission Expires: 4/22/05

07355-BW