(1)

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THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *200 Fourth Avenue North, Third Floor* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999*	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $183,000.00.* *Affiant* *Notary Public* *My commission expires:*

Name and Address of New Owner:

Dawn E. Sears
4716 Holly Springs Road
Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 02/18/03 11:02 2pgs
Fees:13.00 Taxes:677.10
20030218-0020802

Send Tax Bills To:

Countrywide Home Loans
P.O. Box 660694
Dallas, TX 75266-0694

Street Address of Subject Property:

4716 Holly Springs Road
Nashville, Tennessee 37221

Map and Parcel:

155-15-A-28-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOE R. BERLIN,** an unmarried man, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **DAWN E. SEARS,** an unmarried woman, hereinafter called "**GRANTEE,**" her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Stonemeade, Section 1, of record in Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joe R. Berlin by Warranty Deed from Charles M. Daniel and wife, Cheryl A. Daniel, of record as Instrument No. 20000801-0076159, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Davidson County property taxes for 2003 which have been prorated between the parties and assumed by Grantee.

2. All matters set forth on plan of record in Book 6900, pages 800 and 801, Register's Office for Davidson County, Tennessee.

3. All matters shown on boundary plat of Stonemeade in Book 6900, page 799, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 7701, page 290, amended in Book 8349, page 43, and Book 8810, page 840, Register's Office for Davidson County, Tennessee.

5. Charter of Stonemeade Homeowner's Association of record in Book 7920, page 728, Register's Office for Davidson County, Tennessee.

6. By-Laws of Stonemeade Homeowners Association of record in Book 7701, page 331, as amended in Book 8517, page 992, Register's Office for Davidson County, Tennessee.

7. Agreement for dedication of easement for water line of record in Book 7142, page 460, Register's Office for Davidson County, Tennessee.

8. Agreement for dedication of public utilities of record in Book 9740, page 967, Register's Office for Davidson County, Tennessee.

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; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said Grantee, her 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 14th day of February, 2003.

Joe R Berlin

JOE R. BERLIN

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 **JOE R. BERLIN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires:
