Davidson County DEEDWARR
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Fees:13.00 Taxes:429.20
20030324-0038798

This instrument prepared by:
Martha Brooke Perry, Atty.
BALTHROP, PERRY & NOE
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Lars Lindeberg and wife,
Wafa Lindeberg

TO: Benjamin Hunter Perry
5778 Brentwood Trace
Nashville, TN 37027

MAP: 160-14-0-B

PARCEL: 78

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Lars Lindeberg and wife, Wafa Lindeberg, Grantors herein; have bargained and sold and by these presents do convey unto Benjamin Hunter Perry, Grantee herein, his heirs and assigns, the following described property:

> LAND in Davidson County, Tennessee, being Unit Number 5778 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230 and in Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, said Register's Office, to which references are hereby made.
>
> AND BEING the same property conveyed to Lars Lindeberg and wife, Wafa Lindeberg, by deed from Union Grove Joint Venture recorded as Instrument No. 20011214-0138569 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the restrictions and covenants as set forth in the Master Deed establishing a horizontal property regime of Brentwood Trace of record in Book 5524, page 415, as amended at Book 5545, page 510, and to the By-Laws of Brentwood Trace of record in Book 5524, page 424, as amended at Book 5537, page 988; to the easement for ingress, egress and public utilities of record in Book 4831, page 125; and to all matters shown on the plat of Brentwood Trace Condominiums of record in Book 5200, page 219, as revised in Book 5200, page 230 and in Book 5200, page 261, all in the Register's Office for Davidson County, Tennessee,

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind

ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 20 day of March, 2003.

LARS LINDEBERG

WAFA LINDEBERG

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, LARS LINDEBERG and wife, WAFA LINDEBERG, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 20th day of March, 2003.

NOTARY PUBLIC

My commission expires: 7/6/05

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $116,000.00.

Grantee

SWORN to and subscribed before me

this the 20th day of March, 2003.

NOTARY PUBLIC

My commission expires: 7/6/05