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Fees:13.00 Taxes:405.15
20030424-0055162

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of April, 2003.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE AUG. 14, 2005 WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Benjamin D. Cole
201 Pepper Ridge Circle
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel:149-050-A-201.00-CO

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, **Dale W. Houtkooper, and wife, Jackie Jones** hereinafter referred to as Grantors, hereby transfers and conveys to **Benjamin D. Cole, 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:

Land in Davidson County, Tennessee, being Lot. No. 201 on the Plan of Condominium site of Phase Eight Pepper Ridge Condominium, of record in Plat Book 8250, Page 304, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Dale W. Houtkooper, unmarried by Warranty Deed from Mary Louise McDonald, unmarried, of record in Book 10521, Page 747, Register's Office for Davidson County, Tennessee, dated June 27, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 8250, Page 304, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8856, Page 867; Book 9321, Page 18; Book 9402, Page 208, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 8672, Page 17, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11634, Page 91, 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 201 Pepper Ridge Circle, 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 17th day of April, 2003.

Dale W. Houtkooper

Jackie Jones*

* Jackie Jones conveys all and any of her marital interest in the subject property.

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 Dale W. Houtkooper, and wife, Jackie Jones, 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 17th day of April, 2003.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES WILLIAMSON COUNTY, TN

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