SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/30/03 09:10 2pgs
Fees:13.00 Taxes:1073.00
20030730-0107258

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

X Eric W Criswell 7/25/03
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of July, 2003.

Notary Public

My Commission Expires: 11.2205

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:
Eric W. Criswell and Catherine Sloan Criswell
4820 Manassas Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel:171-030-A-070.00Z 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, **Gregory T. Stelzer and wife, Linda E. Stelzer** hereinafter referred to as Grantors, hereby transfers and conveys to **Eric W. Criswell and wife, Catherine Sloan Criswell** 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. 157 on the Plan of Section Two Fredericksburg, of record in Book 7900, page 509, amended in Book 7900, page 640, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory T. Steltzer and wife, Linda E. Steltzer by Warranty Deed from Radnor Homes, Inc of record in Book 9439, Page 621, Register's Office for Davidson County, Tennessee, dated August 15, 1994.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 509, and Book 7900, Page 640, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8920, Page 65, Book 7798, Page 843, Book 9500, Page 393, Book 9860, Page 840, and Book 10694, Page 541, Register's Office for Davidson County, Tennessee.

By-Laws contained in an instrument of record in Book 8920, Page 45, Book 10126, Page 486, Book 10275, Page 959, and Book 10694, Page 539, Register's Office for Davidson County, Tennessee.

HOA Charter contained in an instrument of record in Book 8920, Page 40, Register's Office for Davidson County, Tennessee.

Amenities Area Plat contained in an instrument of record in Book 7900, Page 807, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7993, Page 269, and Book 7851, Page 712, 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 4820 Manassas Drive, Brentwood, Tennessee 37027.

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 25th day of July, 2003.

Gregory T. Stelzer

Linda E. Stelzer

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 Gregory T. Stelzer and wife, and Linda E. Stelzer, 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 25th day of July, 2003.

Notary Public

My Commission Expires: 11/17/05

NOTARY PUBLIC AT LARGE

08867-BW