THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21180-06-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $292,500.00. Todd Leeth Lineberger Affiant Subscribed and sworn to before me, this 18 day of July, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Todd L. Lineberger Jan E. Lineberger 4805 Redcastle Ridge Nashville, TN 37211	**Send Tax Bills To:** First Horizon Home Loan 10741 King William Dallas, Texas 75220	**Tax Information:** Map No.172.14 Parcel No. 045.00 CO

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 of which is hereby acknowledged, **Evelyn Maria Thompson, Unmarried** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd L. Lineberger, a/k/a Todd Leeth Lineberger and wife, Jan E. Lineberger, a/k/a Jan Ellen Lineberger,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4805 Redcastle Ridge, Nashville, TN, 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this July 18, 2003.

Evelyn Maria Thompson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Evelyn Maria Thompson** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 08/12/03 15:42 2pgs
Fees:13.00 Taxes:1082.25

20030812-0115547

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Cluster Lot Development, Winfield Park, Phase I, Section I, Revision I as of record in Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Evelyn Selassie and husband, Amaha D. Selassie by deed dated October 31, 2001 from Newmark Homes, L.P., a Texas Limited Partnership of Newmark Homes Corporation, a Nevada Corporation of record in Instrument No. 20011112-0124048, Register's Office for Davidson County, Tennessee, as re-recorded in Instrument No. 20011203-0132161, Register's Office for Davidson County, Tennessee. The said Ahama D. Selassie having conveyed his interest in said property to Evelyn Maria Thompson (formerly Evelyn Selassie) of record in Instrument No. 20011127-0142630, * Register's Office for Davidson County, Tennessee.

* rerecorded # 200308 12-0115546

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property;
3) Declaration of Covenants, Conditionsm, By-Laws and Restrictions for Winfield Park, of record in Book 1113, page 691, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons); and
4) Dedication of common area to Winfield Park Homeowner's Association, Inc. of record in Instrument No. 20020515-0059528, Register's Office for Davidson County, Tennessee;
5) All matters appearing on the Plan of Winfield Park, Phase I, Section I, Revision I of record in Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee.