This Instrument Prepared by Steve Lewis
Two Devon Square 744 W. Lancaster Ave.
Wayne, PA 19087-2594

Davidson County DEEDWARR
Recvd: 12/08/03 08:52 3pgs
Fees:18.00 Taxes:460.65
20031208-0175511

STFM-13104

WARRANTY DEED

THIS INDENTURE, made this 17th day of november A.D., 20 03, between **LandAmerica OneStop, Inc. Trust, dated May 1, 2003** of the City of **WAYNE**, State of **PENNSYLVANIA** First Parties, and **HOLLY A WHITE** of the City of **ANTIOCH**, State of **TENNESSEE**, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of **TEN AND no/100----------** Dollars ($ **10.00**) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Being Lot Number 18 on the Plan of Pebble Trail Villas of record in Plat Book 9700, page 721 and 722, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same premises which Jeremy C. Johnson and Joy Candace Johnson, husband and wife, by Deed dated and recorded in Davidson County, Tennessee in Deed Book Volume *, Page &c., granted and conveyed unto LandAmerica OneStop, Inc. Trust, dated May 1, 2003, in fee.

Notwithstanding anything to the contrary contained herein, Grantor covenants to defend title on the Grantees against all claims arising by, through, or under Grantor, and no others.

And by Authority set forth under Declaration of Trust dated May 1, 2003, any one Trustee thereunder may act for all the Trustees.

*20031208-0175510

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their successors, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from allencumbrances except

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

_____(L.S.) Eleanor F. Walker (L.S.)
Trustee under Declaration
of Trust dated May 1, 2003

STATE OF PENNSYLVANIA }
COUNTY OF Chester }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____ and ELEANOR F. WALKER, **Trustees under Declaration of Trust dated May 1, 2003**, the within named bargainor, 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 and official seal at office, in CHESTER County, this 17TH day of NOVEMBER 2003

NOTARIAL SEAL
STEPHEN E. LEWIS, Notary Public
Wayne, Chester County
My Commission Expires April 3, 2006

_____
Notary Public

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Holly A. White
ADDRESS 2824 Rader Ridge Court, Antioch, TN 37013

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
SunTrust Mortgage, Inc.
ADDRESS 901 Semmes Avenue, Richmond, VA 23224

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 124,500.00. Affiant _____.

Subscribed and sworn to before me this 2nd day of December 20 03.

Notary Public _____

My Commission Expires: 3/25/06

MICHAEL T. MOSS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT 'A'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP MAP 149-10-A, PARCEL 18).

2. All matters as set forth on the Plan of record in Plat Book 9700, page 721 & 722, said Register's Office, including any and all easements, setback lines, restrictios, notes, etc., as may be set forth therein.

3. Declaration of Covenants Conditions and Restrictions for Ridgetop on Rader Ridge (formerly known as Pebble Trail Villas), of record in Book 11084, page 589, said Register's Office.