Return to:

Perrone & Young
109 Westpark Drive, Suite 330
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 04/01/08 12:13 2 pgs
Fees:13.00 Taxes:684.50
20080401-0032508

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of March, 2008 by and between **Robert M. Stephens**, hereinafter referred to as GRANTOR, and **Kenneth Ryan Oberleitner, an unmarried man**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 113, on the Plan of Highlands of Brentwood, Phase One, (Formerly Brentwood Highlands) of record in Book 9700, page 773 and as revised in Book 9700, page 857, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This Conveyance May Be Subject to the Following:
1) Restrictive Covenants of record in Book 11356, page 815 and amended in Book 11629, page 906; Instrument No. 20020722-0087704 and Instrument No. 20021121-0144877, Register's Office for said County.

2) HOA Charter of record in Book 11595, page 872, Register's Office for said County.

3) By-Laws of record in Book 11356, page 840, Register's Office for said County.

4) Conveyance of Open-Space of record in Book 11629, page 909 and Instrument No. 20000407-0035205, Register's Office for said County

5) Sanitary Sewer Easement of record in Book 7461, page 805 and Book 7461, page 773, Register's Office for said County.

6) Ingress/Egress Easement of record in Book 11189, page 612, Register's Office for said County.

7) BellSouth Easement of record in Book 11608, page 467, Register's Office for said County.

Being the same property conveyed to Robert M. Stephens by Warranty Deed from Carol Lynn Williams, unmarried dated May 30, 2003 and recorded June 4, 2003 of record in Instrument No. 20030604-0076430, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **1416 Timber Ridge Circle, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Robert M. Stephens

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Robert M. Stephens, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 28th day of March, 2008.

Notary Public



My Commission Expires: 10-29-2011

Name and Address of Property Owner:
Kenneth Ryan Oberleitner
1416 Timber Ridge Circle, Nashville, TN 37211

Send Tax Statements to:
Gateway Funding
275 Franklin Rd, Ste 238
Brentwood, TN 37027

Map & Parcel 172.04-OA-029.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $185,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of March, 2008.

Notary Public



My Commission Expires: 11-7-11

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

28-1-088