THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owner(s)	Send Tax Bills To	Parcel Id.
Cleopatra Pointer 5752 Sonoma Trace Cane Ridge, TN 37013	Same	173 04 0A 341.00

Warranty Deed

For and in consideration of the sum of $248,145.66, the receipt of which is hereby acknowledged, John L. Pointer and wife, Victoria D. Pointer, Grantors, transfer and convey to Cleopatra Pointer, Grantee, a certain tract or parcel of land located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee being Lot No. 311, on the Plan of Final Plat, Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument No. 20040128-0010661, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John L. Pointer and wife, Victoria D. Pointer by deed from Yazdian Construction, Inc., A Tennessee Corporation, of record in Instrument No. 20080501-0044282, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of Oak Highlands of record in Book 7350, Page 24, re-recorded in Book 7367, Page 587, amended in Book 8765, Page 77, in Book 8765, Page 90 and in Instrument No. 20020725-0085131, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved property, known as 5752 Sonoma Trace, Cane Ridge, Tennessee 37013.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors, and assigns, in fee simple forever.

GRANTORS do hereby covenant with the Grantee that Grantor is lawfully seized and possessed of this land in fee simple, has a good right to convey it, and that the same is unencumbered except for:

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to this land to the Grantee, their heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Signed on December 17, 2010.

John L. Pointer, Grantor

Victoria D. Pointer, Grantor

CLYDE E. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

BILL GARRETT, Davidson County
Trans:T20100079794 DEEDWARR
Recvd: 12/20/10 11:25 2 pgs
Fees:13.00 Taxes:918.14

20101220-0100937

State of Tennessee
County of Sumner

Personally appeared before me, John L. Pointer and Victoria D. Pointer, Grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, on December 17, 2010.

Clyde G. Thompson

Notary Public
My commission expires: May 2, 2011

CLYDE E. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

State of Tennessee
County of Sumner

The actual consideration or value whichever is greater, for this transfer is $248,145.66 . Subscribed and sworn to before me on December 17, 2010.

Cleopatra Pointer

Cleopatra Pointer, Affiant

Clyde G. Thompson

Notary Public
My commission expires: May 2nd 2011

CLYDE E. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011