THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***300,000.00.

Affiant

Subscribed and sworn to before me this 12th day of January, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Eric M. Lieman 5113 Glencarron Drive Nashville, Tennessee 37220	Farmers Bank & Trust 330 Mayfield Drive Suite C-6 Franklin, Tennessee 37067	MAP 161-01-0 B PARCEL 109.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($***300,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Angelia Jo Van Vranken, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Eric M. Lieman and Gina M. Nelson, husband and wife, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 33 on the Plan of Aberdeen Woods, Phase Three, Section One, a Planned Unit Development, of record in Instrument No. 20000523-0051434 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Angelia Jo Van Vranken, unmarried by Warranty Deed dated March 21, 2002, from Drees Premier Homes, Inc., f/k/a Drees Preferred Collection, Inc., an Ohio corporation, of record as Instrument No. 20020403-0040520 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5113 Glencarron Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

BILL GARRETT, Davidson County
Trans:T20110003330 DEEDWARR
Recvd: 01/18/11 12:20 2 pgs
Fees:13.00 Taxes:1110.00
20110118-0004595

2. Matters, if any, shown on the Plan of Aberdeen Woods, Phase Three, Section One, a Planned Unit Development, of record as Instrument No. 20000523-0051434 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 12th day of January, 2011.

Angelia Jo Van Vranken

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angelia Jo Van Vranken, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of January, 2011.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY