This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Instr:200007100067817 Page: 1 OF 2
REC'D FOR REC 07/10/2000 8:52:16AM
RECORD FEE: $10.85
M. TAX: $0.00 T. TAX: $731.27

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
James J. Petyak and wife, Cynthia M. Petyak 5836 Sterling Oaks Drive Brentwood, Tennessee 37027	SAME	Part of Map 172, Parcel 3

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $197,640.00.

James J. Petyak
AFFIANT

Sworn to and subscribed before me this 7th day of July, 2000.

Cynthia M. Hale
NOTARY PUBLIC

My Commission Expires: 12-11-2000

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **PULTE HOME TENNESSEE, LIMITED PARTNERSHIP**, hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **JAMES J. PETYAK and wife, CYNTHIA M. PETYAK**, hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land lying and being located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No Being Lot No. 19 on the Final Plat of Sterling Oaks, Phase II, of record in Plat Book 11190, page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Pulte Homes Tennessee, Limited Partnership by quitclaim deed from Radnor Homes, Inc. of record in Book 11158, page 145, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that it 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. Davidson County taxes for the year 2000 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Part of Map 172, Parcel 3.

2. All matters appearing on the Final Plat of Sterling Oaks, Phase II, as of record in Plat Book 11190, page 141, Register's Office for Davidson County, Tennessee.

3. Declaration of covenants, conditions and restrictions of Sterling Oaks Homeowners Association, Inc. contained in instrument of record in Book 10951, page 547, as amended in Book 11514, page 959, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind itself, its successors and assigns, 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.

This improved property is known as 5836 Sterling Oaks Drive, Brentwood, Tennessee 37027.

WITNESS my hand this 6 day of July, 2000 in Franklin, Tennessee.

PULTE HOMES TENNESSEE,
LIMITED PARTNERSHIP

By: Marian C. Dunkerley
Marian C. Dunkerley, Closing
Coordinator

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Marian C. Dunkerley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Closing Coordinator of Pulte Homes Tennessee, Limited Partnership, the within bargainor, a partnership, and that she as such Closing Coordinator, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership, by herself as such Closing Coordinator.

Witness my hand and seal, this 6 day of July, 2000.

Diane Underwood
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: March 27, 2004