THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 17957**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. David A. Delozier Affiant Subscribed and sworn to before me, this 17th day of May, 2001. Mary Esther Champion Notary Public My Commission Expires: 11/18/01

MARY ESTHER CHAMPION • NOTARY PUBLIC AT LARGE • WILLIAMSON CO., TN

WARRANTY DEED

Address New Owner: MR/MRS. DAVID A. DELOZIER 425 Cumberland Place Nashville, Tennessee 37215	**Send Tax Bills To:** BANK OF AMERICA P. O. Box 305140 Louisville, Kentucky 40323	**Tax Information:** MAP 131-6-H PAR 33.00CO FB 07DA932790

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, VILLE S. PELTONEN AND WIFE, HANNA P. PELTONEN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID A. DELOZIER AND WIFE, KELLIE A. DELOZIER ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 425 Cumberland Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2001.

Ville S. Peltonen by

VILLE S. PELTONEN
BY: GEORGE E. MUDTER, JR.,
ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING
RECORDED SIMULTANEOUSLY HEREWITH

Hanna P. Peltonen by

HANNA P. PELTONEN
BY: GEORGE E. MUDTER, JR.,
ATTORNEY-IN-FACT
BY POWER OF ATTORNEY BEING
RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GEORGE E. MUDTER, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact for the said Ville S. Peltonen and Hanna P. Peltonen and is authorized by the said Ville S. Peltonen and Hanna P. Peltonen to execute this instrument on their behalf.

Witness my hand, at office, this 17th day of May, 2001.

Mary Esther Champion
Notary Public

My Commission Expires: 11/18/01

MARY ESTHER CHAMPION • NOTARY PUBLIC AT LARGE • WILLIAMSON CO., TN

Davidson County DEEDWARR
Recvd: 05/18/01 12:20 2pgs
Fees:11.00 Taxes:1184.00

20010518-0051772

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Village of Cherry Glen, Phase 3, as of record in Plat Book 9700, page 451, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ville S. Peltonen and wife, Hanna P. Peltonen by deed from Weekley Homes, L. P., a Delaware limited partnership, of record in Book 11650, page 420, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 9882, page 739, Book 10594, page 695, Book 11186, page 932, Book 6517, page 522, Book 6778, page 536, Book 9882, page 733; (3) By-Laws of record as Instrument No. 200002040011736, and Instrument No. 200003240030195; (4) Charters of record in Book 6517, page 505, Book 6921, page 216, Book 9983, page 930, Book 6517, page 511, Book 6921, page 214, Book 6665, page 1, Book 6921, page 210; (5) Easements of record in Book 8919, page 779; and (6) All matters appearing on the Plan of record in Plat Book 9700, page 451, Plat Book 6900, pages 55 and 304, Plat Book 9700, page 182, said Register's Office.