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. 17880**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $222,250.00. Affiant Subscribed and sworn to before me this 28th day of JUNE, 2001. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Tina K. Duff 412 Carphilly Court Brentwood, TN 37027	Washington Mutual Home Loans, Inc. 2000 Oxford Drive Bethel Park, PA 15102	MAP 172-5-B PAR 143.00 CO

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, PULTE HOMES TENNESSEE, A TENNESSEE LIMITED PARTNERSHIP ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to TINA K. DUFF, UNMARRIED ("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 412 Carphilly Court, Brentwood, Tennessee 37027.

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 28th day of JUNE, 2001.

PULTE HOMES TENNESSEE, L.P., A LIMITED PARTNERSHIP,
BY: RADNOR HOMES, INC., ITS GENERAL PARTNER

BY: MARY MCCLOUD POSTON, CLOSING COORDINATOR AND ATTORNEY-IN-FACT

Davidson County DEEDWARR
Recvd: 07/03/01 11:19 2pgs
Fees:13.00 Taxes:822.33
20010703-0070470

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary McCloud Poston, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Radnor Homes, Inc., General Partner of Pulte Homes Tennessee Limited Partnership and is authorized by Radnor Homes, Inc. to execute this instrument on behalf of Radnor Homes, Inc., as General Partner of Pulte Homes Tennessee Limited Partnership.

Witness my hand, at Office, this 28th day of June, 2001.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/26/02

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Sterling Oaks, Phase III, as of record in Instrument No. 20001220115320, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Pulte Homes Tennessee, Limited Partnerhsip by deed from Anita Smith Broquist and Linda Ruth Smith and Michael Thomas Shaw and Ronald Richard Shaw, Jr. of record in Book 11510, page 62 and by deed from Mary Ann Liden (formerly Mary Ann Martin) of record in Book 11510, page 66, 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 Instrument No. 20001214-0123042 and in Book 10951, page 547, Book 11514, page 959; (3) By-Laws of record as Instrument No. 20001214-0123043 and in Book 10951, page 590; (4) Charter of record as Instrument No. 20001214-0123041 and in Book 10951, page 540; (5) Easements of record in Book 7121, pages 177, 181 and 185, Book 7250, page 761, Book 7573, page 231, Book 2240, page 167, Book 2927, page 95, Book 2996, page 487, Book 4600, page 99, Book 1174, page 37 and Book 1205, page 17; (6) Agreement of record in Book 9474, page 745; and (7) All matters appearing on the Plan of record as Instrument No. 20001122-0115320, said Register's Office.