SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of August, 2001.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE
DAVID R. BARRETT, JR.
WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rita Gail Ketcherside
2529 Devon Valley Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
CTX Mortgage Company
801 - 94th Avenue North,
St. Petersburg, FL 33702

MAP-PARCEL NUMBERS:
142-160-D-014.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joe M. McClellan Jr. and wife, Alice E. McClellan** hereinafter referred to as Grantors, hereby transfers and conveys to **Rita Gail Ketcherside, an unmarried woman** hereinafter referred to as 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 Number 43 on the Plan of Final Plat Devon Valley Phase I, of record in Plat Book 7900 at page 458, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joe M. McClellan, Jr. and wife, Alice E. McClellan by deed from Great Southern Homes of Tennessee, Inc. of record in Book 9412, Page 995, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/28/01 14:15 2pgs
Fees:13.00 Taxes:624.93
20010828-0093333

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 458, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7517, Page 283, Book 7517, Page 367, Book 8120, Page 402, Book 8120, Page 485, Book 8180, Page 222, Book 8180, Page 230, Book 8712, Page 618, Book 8712, Page 620, Book 8796, Page 410, Book 8796, Page 416, Book 9150, Page 182, Book 9492, Page 600, and Book 9492, Page 594, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7520, Page 564, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7517, Page 347, Book 8180, Page 232, and Book 10692, Page 753, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2529 Devon Valley Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of August, 2001.

Joe M. McClellan Jr.

Alice E. McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe M. McClellan Jr. and wife, and Alice E. McClellan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2001.

Notary Public

11/19/01
My Commission Expires

WILLIAMSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DONALD G. BARNETT

03760-BP