27A
1 of 3

Davidson County DEEDWARR
Recvd: 04/01/02 08:38 2pgs
Fees:13.00 Taxes:513.93
20020401-0038818

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $138,900.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2002.

Notary Public
My commission expires: 10/25/03

CHARLES A. [illegible] JR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew T. Ochs 491 Huntington Ridge Drive Nashville TN 37211	NEW OWNER	116-11-0-A11400C0

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kelvin L. Pendergrass and wife, Paula V. Pendergrass, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Matthew T. Ochs and wife, Jo Lynn Ochs, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davdison County, Tennessee, being Lot 114 on the Plan of Huntington Ridge Townhouse, of record in Plat Book 4675, Page 9, revised in Book 9700, Page 846, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelvin L. Pendergrass and wife, Paula V. Pendergrass by deed from Westminster Homes, Inc. of record in Book 10958, Page 106, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 491 Huntington Ridge Drive, Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of March, 2002.

Kelvin L. Pendergrass

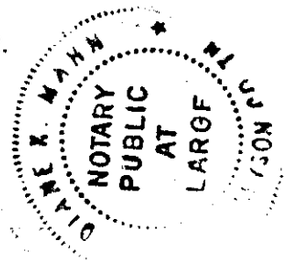
Paula V. Pendergrass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelvin L. Pendergrass and Paula V. Pendergrass, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 28th day of March, 2002.

Notary Public



My Commission expires 03/14/05