FILE BOX 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193500.00.

Charles P. Neeley, Jr.
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2002.

Notary Public

My Commission Expires: 1/29/05

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 05/02/02 10:24 2pgs
Fees:13.00 Taxes:715.95
20020502-0053948

ADDRESS NEW OWNER(S) AS FOLLOWS:
Charles P. Neeley, Jr. and Colleen C. Neeley
7017 Meadow Ridge Circle
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 155-160-A-209.00CO

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, **Devlyn R. Crutcher and Amy L. Crutcher, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Charles P. Neeley, Jr. and Colleen C. Neeley, husband and wife** 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:

Land in Division County, Tennessee, being Lot No. 53 on the Plan of Traceside Section Eight of record in Book 9700, page 659, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Devlyn R. Crutcher and wife, Amy L. Crutcher, by Warranty Deed from Centex International, Inc., of record in Book 11197, page 294, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 659, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9236, Page 504, Book 9435, Page 493, Book 9677, Page 675, Instrument # 2002 011100 04996, Instrument # 2002 011600 06610, Register's Office for Davidson County, Tennessee.

Subject to Easement for Utility, of record in Book 9306, Page 279, Register's Office for Davidson County, Tennessee.

Subject to Easement for Water Line, of record in Book 8175, Page 765, Register's Office of Davidson County, Tennessee.

Subject to HOA Charter, of record in Book 9668, Page 894, Register's Office of Davidson County, Tennessee.

Subject to Landscape Agreement, of record in Book 10355, Page 859, Register's Office of Davidson County, Tennessee.

Subject to Conveyance of Common Area, of record at Instrument # 2000 032900 31449, register's Office of Davidson County, Tennessee.

Subject to Affidavit Regarding use of Traceside Common Area by Common Property at Instrument# 2000 111401 12667, Register's Office of Davidson County, Tennessee.

Subject to By-Laws, of record in Book 9668, Page 899, Register's Office of Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, 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 7017 Meadow Ridge Circle, Nashville, Tennessee 37221.

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 30th day of April, 2002.

Devlyn R. Crutcher

Amy L. Crutcher

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 Devlyn R. Crutcher and Amy L. Crutcher, husband and wife, 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 30th day of April, 2002.

Notary Public

My Commission Expires:

RUSSELL JOHN MANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. COMMISSION EXPIRES AUG. 14, 2005

05253-BW