STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of May, 2002.

Notary Public

My Commission Expires: 3/30/03

BRIAN C. BATE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 30, 2003

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: 05/03/02 10:31 2pgs
Fees:13.00 Taxes:629.00
20020503-0054551

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jeff Mayfield
134 Carriage Court
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 171-030.B-158.00CO

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, **Sue Ashfeld, unmarried,** hereinafter referred to as Grantor, hereby transfers and conveys to **Jeff Mayfield and wife, Kristen D. Mayfield**, hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 18, on the Plan of Townhomes of Fredricksburg, Phase Two, Section Five, as shown on plat of record in Plat Book 9700, page 578, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sue Ashfeld by deed from Pulte Homes Tennessee Limited Partnership of record in Book 11598, page 750, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 578, revised at Instrument #2000 080400 77800, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7798, Page 843; Book 8920, page 65; Book 9500, page 393; Book 9860, page 840; Book 10126, Page 435; Book 10224, Page 683; Book 10294, Page 850; Book 10393, Page 11; Book 10453, page 931; Book 10628, Page 519; Book 10694, page 541; Book 10774, page 945; Book 10895, page 788; Book 11550, page 531; Book 11682, page 75; and Instrument #2000 071800 70558, Register's Office for&*V28& County, Tennessee.

Subject to Easements of record in Book 7993, Page 269; Book 7851, Page 712; Book 7358, Page 643; Book 9607, Page 431; Book 9698, page 81; Book 9698, page 124; and Book 10012, Page 756, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8920, page 40; Book 10126, Page 430; Book 10774, page 938; Book 11550, page 509, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8920, page 45; Book 10126, Page 486; Book 10275, Page 959; Book 10694, page 539; Book 10774, page 996; and Book 11550, page 554, Register's Office for Davidson County, Tennessee.

Easement for Bell South of record in Book 10709, page 143, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 11753, page 208, Register's Office for Davidson County, Tennessee.

Subject to all matters on plats of record in Book 7900, page 509; Book 7900, page 529; and Book 7900, page 807, Register's Office for 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 GRANTOR paying her prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 134 Carriage Court, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, his 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 1st day of May, 2002.

Sue Ashfeld

Sue Ashfeld

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 Sue Ashfeld, 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 1st day of May, 2002.

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/2/05

05194-BW