STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,250.

Dayna Chiccotella
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of May, 2002.

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

Notary Public

My Commission Expires:

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: 05/21/02 11:00 2pgs
Fees:13.00 Taxes:574.43
20020521-0061864

ADDRESS NEW OWNER(S) AS FOLLOWS:
James E. Sikes and Catherine Sikes
7100 Somerset Farms Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
GMAC Mortgage Corporation
1198 West Main Street
Hendersonville, TN 37075

MAP-PARCEL NUMBERS:
141-070-B-012.00 CO

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, **Kenneth L. Chiccotella and wife, Dayna M. Chiccotella** hereinafter referred to as Grantors, hereby transfers and conveys to **James E. Sikes and wife, Catherine Sikes** 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 Davidson County, Tennessee, being Lot No. 12 on the Plan of Somerset Farms, Section One, a Planned Unit Development, as of record in Book 7900, Page 357, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kenneth L. Chiccotella and wife, Dayna M. Chiccotella, by deed from Bernard D. Goldstein dba Bernard D. Goldstein Builder of record in Book 9426, Page 194, 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 7900, Page 357, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8556, Page 11, Book 9383, Page 526, Book 9662, Page 869, Book 10410, Page 89, and Book 11433, Page 936, Register's Office for Davidson County, Tennessee.

Articles of Incorporation for HOA of record in Book 7382, Page 225, Book 7820, Page 605, Book 8235, Page 521, and Book 8584, Page 20, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space of record in Instrument No. 2000 121801 23912, said Register's Office.

By-Laws of record in Book 8556, Page 25, said Register's Office.

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 7100 Somerset Farms Drive, 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 17th day of May, 2002.

Kenneth L. Chiccotella

Dayna M. Chiccotella

Dayna M. Chiccotella

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 Kenneth L. Chiccotella and wife, and Dayna M. Chiccotella, 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 17th day of May, 2002.

Notary Public

My Commission Expires:

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN MY COMMISSION EXPIRES AUG. 11, 2005

05119-BP