(3)

Box 36

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $149,000.00.

Affiant

Notary Public

NOTARY PUBLIC AT LARGE Richard W. Sebastian My Commission Expires May 30, 2004 STATE OF TENNESSEE

My commission expires:

Name and Address of New Owner:

Edward L. and Renee R. Sweeny
2004 Stanford Village Drive
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 07/03/02 15:59 2pgs
Fees:13.00 Taxes:551.30
20020703-0080639

Send Tax Bills To:
SunTrust Mortgage, Inc.
P.O. Box 57028
Irvine, CA 92619-7028

Street Address of Subject Property:

2004 Stanford Village Drive
Antioch, TN 37013

Map and Parcel:

173-11-A-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PHILIP G. OTT AND WIFE, VALERIE R. OTT,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey unto **EDWARD L. SWEENY AND WIFE, RENEE R. SWEENY,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Stanford Village, Section One, of record as Instrument No. 20000204040012060 and 200002040012061 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Philip G. Ott and Valerie R. Ott, husband and wife, by Deed from Beazer Home Corp. d/b/a Phillips Builders, a Tennessee corporation, of record as Instrument No. 20010726-0079262 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for 2002 which have been prorated between the parties and assumed by Grantees.

2. Matters shown on plan of record as Instrument No. 200002040012060 and 200002040012061 in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20000228001907 and amended in Instrument No. 200003010020280, 2001031900263108 and 20020123-0009420, said Register's Office.

4. By-Laws of record in Instrument No. 200002170016311, said Register's Office.

5. Easements of record in Book 11263, page 503, Book 9466, page 794, Book 2590, page 545, Register's Office for Davidson County, Tennessee.

6. Right-of-Way Deeds conveyed to Metropolitan Government of record in Book 2739, page 637, and in Book 2740, page 181, said Register's Office. .

7. Right-of-Way Agreement granted Columbia Gulf Transmission Company of record in Book 4218, page 425, and in Book 4229, page 43, said Register's Office.

8. Agreement regarding use of property for flood plain calculations of record in Book 11493, page 254, said Register's Office.

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 Grantors do covenant with the said Grantees that they are 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title 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 our hands this 28th day of June, 2002.

Philip G. Ott
PHILIP G. OTT

BY: Gene A. Ott
Gene A. Ott, Attorney-in-Fact

Valerie R. Ott
VALERIE R. OTT

BY: Gene A. Ott
Gene A. Ott, Attorney-in-Fact

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 GENE A. OTT, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument on behalf of PHILIP G. OTT AND WIFE, VALERIE R. OTT, as their attorney-in-fact for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

NOTARY PUBLIC

My commission expires: 5/30/2004

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

D:\RUBYE\wd ott to sweeny poa.doc