THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 19126

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00

Affiant

Subscribed and sworn to before me, this 19th day of JULY, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 07/23/02 13:36 2pgs
Fees:13.00 Taxes:1665.00

20020723-0088416

My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Bradley S. Doerschuk 44 Park Crescent Circle Nashville, TN 37215	First Horizon Home Loans P.O. Box 19664 Irvine, CA 92623-9664	MAP 131-6-C PAR 39.00 CO FB 07DA 91593

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES W. PELLEGRINO AND WIFE, SUSAN R. GOLDMAN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to BRADLEY S. DOERSCHUK AND WIFE, JACIE D. DOERSCHUK ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 44 Park Crescent Circle, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of JULY, 2002.

James W. Pellegrino
by _____
JAMES W. PELLEGRINO, BY: GEORGE E. MUDTER, JR., ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

Susan R. Goldman
by _____
SUSAN R. GOLDMAN, BY: GEORGE E. MUDTER, JR., ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE E. MUDTER, JR. with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said JAMES W. PELLEGRINO AND SUSAN R. GOLDMAN and is authorized by the said JAMES W. PELLEGRINO AND SUSAN R. GOLDMAN to execute this instrument on THEIR behalf.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Witness my hand, at Office, this 19th of JULY, 2002.

My commission expires: _____

Notary Public

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Burton Hills Estates Tract 9, as of record in Plat Book 6250, page 596, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James W. Pellegrino and wife, Susan R. Goldman by deed from Susan D. Hufford and husband, Neal L. Hufford of record in Book 8056, page 93, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6911, page 593, Book 6644, page 23, Book 6917, page 730; (3) Easements of record in Book 4298, page 491; (4) Dedication of record in Book 6917, page 706; (5) Charter of record in Book 6517, page 505, Book 6921, page 216, Book 6665, page 1, Book 6921, page 210, Book 6517, page 511, Book 6921, page 214; (6) Agreement of record in Book 6470, page 383, and Book 6655, page 47; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 596, Plat Book 6250, page 284, and Book 6250, page 649, said Register's Office.