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. 19373**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $199,900.00. Affiant Subscribed and sworn to before me, this 23rd day of SEPTEMBER, 2002. Notary Public My Commission Expires:

GEORGE F. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Richard M. Roddy 4307 Ashley Park Drive Nashville, TN 37205	Countrywide Home Loans, Inc. P.O. Box 660694 Dallas, TX 75266-0694	MAP 116-3-G PAR 021.00 CO FB 07DA 92570

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, STEPHANIE S. SHEFFIELD, UNMARRIED("Grantor"), has this day bargained and sold, and does hereby transfer and convey to RICHARD M. RODDY AND WIFE, SILVIA CASTANEDA-RODDY ("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 4307 Ashley Park Drive, Nashville, Tennessee 37205.

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 23rd day of SEPTEMBER, 2002.

STEPHANIE S. SHEFFIELD

Davidson County DEEDWARR
Recvd: 09/26/02 11:26 2pgs
Fees:13.00 Taxes:739.63

20020926-0117345

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, STEPHANIE S. SHEFFIELD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of SEPTEMBER, 2002.

My Commission Expires: _____

GEORGE F. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
September 25, 2004

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 4307, together with the appurtenant interest in the common elements of Ashley Park, a horizontal property regime established by Master Deed, of record in Book 7128, page 29, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Stephanie S. Sheffield by deed from Ahmed Jamshidi, unmarried of record in Book 11052, page 436, 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 7128, page 29; and (3) Easements of record in Book 3958, pages 156 and 160, said Register's Office.