RECORD & RETURN TO:

Box 13
4351

Davidson County DEEDWARR
Recvd: 11/07/02 16:03 2pgs
Fees:13.00 Taxes:429.20

20021107-0137686

WARRANTY DEED

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd DAY OF October 2002.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #189375P

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lincoln Wood, III 4065 Farmingham Woods Dr. Hermitage, TN 37076	Prime Mortgage USA 1811 North Meridian Indianapolis In 46202	087-05-0-A-122.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joseph David Quigley, Unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Lincoln Wood, III., ~~U~~married and wife Ebonique B. Woods, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 150, on the Plan of Farmingham Woods, Phase III, P.U.D., as of record in Plat Book 7900, page 554, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph D. Quigley and wife, Sherrye A. Quigley, by deed from Alfredo Cerrato and wife, Jennifer L. Cerrato, of record as Instrument No. 200005160049069, Register's Office for Davidson County, Tennessee. The said Sherrye Ann Quigley a/k/a Sherrye A. Quigley, quitclaimed all of her rights, title and interest in subject property to Joseph Davis Quigley, by Quitclaim Deed of record as Instrument No. 20020827-0103471, Register's Office for Davidson County, Tennessee.

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

1. 2002 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plan of record in Plat Book 7900, page 554, Register's Office for Davidson County, Tennessee; and
4. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction for Farmingham Woods, of record in Book 8238, page 176, as amended in Book 8351, page 533; Book 8243, page 784; Book 8424, page 426; Book 8447,

page 635; Book 8702, page 528; Book 9006, page 409 and Book 9006, page 414, Register's Office for Davidson County, Tennessee; and

5. Charter of Farmingham Woods Homeowners Association, Inc., of record in Book 8243, page 768, Register's Office for Davidson County, Tennessee; and
6. P.U.D. Boundary Plat of record in Book 7900, apge 173, Register's Office for Davidson County, Tennessee; and
7. Storm Water Detention Agreement, of record in Book 8197, page 852, Register's Office for Davidson County, Tennessee; and
8. Subject to the rights of others in and to the common areas; and
9. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 4065 Farmingham Woods Dr., Hermitage, TN 37076.

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, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 2nd day of October, 2002.

Joseph David Quigley by John F. Quigley

Joseph David Quigley by John F. Quigley
As Attorney-In-Fact

Attorney In Fact

STATE OF NORTH CAROLINA, COUNTY OF Wake

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named John F. Quigley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Joseph David Quigley as his Attorney-in-Fact, as the free act and deed of the within named Joseph David Quigley.

Witness my hand and official seal, this October 2, 2002..

Amy C. Kornegay

Notary Public

My Commission Expires [redacted]

AMY C. KORNEGAY NOTARY PUBLIC WAKE COUNTY, N.C.