STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 20th day of October, 2002.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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: 11/20/02 09:55 2pgs
Fees:13.00 Taxes:902.80
20021120-0143918

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christopher J. Daugherty and Pamela Daugherty
5825 Deer Estates Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
155-160-A-162.00CO

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, **Jeffrey C. Pyle, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Christopher J. Daugherty, married** 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. 177 of Traceside, Section Seven, according to the plan of record in Book 9700, Page 423, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Jeffrey C. Pyle, unmarried, by deed from Jenny C. Pyle, unmarried of record in Instrument No. 2001 083000 94294, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 423, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9236, Page 504, Book 9435, Page 493, Book 9677, Page 675, Instrument No. 2002 011100 04996, and Instrument No. 2002 011600 06610, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9668, Page 899, said Register's Office.

HOA Charter of record in Book 9668, Page 894, Register's Office for Davidson County, Tennessee.

Landscape Agreement of record in Book 10355, Page 859, said Register's Office.

Conveyance of Common Area of record in Instrument No. 2000 032900 31451, 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.

All other easements and restrictions of record in said Register's Office.

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 5825 Deer Estates 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 18th day of October, 2002.

Jeffrey C. Pyle

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 Jeffrey C. Pyle, an unmarried man, 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 18th day of October, 2002.

Notary Public

My Commission Expires: 11/2/05

06293-BP