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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/25/02 09:27 2pgs
Fees:13.00 Taxes:673.40
20021125-0145820

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Amy Katherine Strong
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of November, 2002.

Notary Public

My Commission Expires: 11/22/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joe Espey Strong and Amy Katherine Strong
132 Carriage Court
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 171-030-A-224.00CO

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, **Scott A Patty and Elizabeth M. Patty, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Joe Espey Strong and Amy Katherine Strong, husband and wife** 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 Unit No. 17 on the Plan of Townhomes of Fredricksburg, Phase Two, Section Five, as shown on plat of record in Plat Book 9700, Page 578, in the Register's Office of Davidson County, Tennessee, in which plat reference is hereby made for a more particular description.

Being the same property conveyed to Scott A. Patty and wife, Elizabeth M. Patty, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, of reocrd in Book 11727, Page 835, Register's Office for Davidson County, Tennessee, dated June 25, 1999.

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 578, Revised at Instrument #2000 080400 77800, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10774, Page 945, Book 10224, Page 683, Book 10126, Page 435, Instrument # 2000 071800 70558, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 10126, Page 430, and Book 10774, Page 938, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 10774, Page 996, Register's Office for Davidson County, Tennessee.

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.

County and/or City taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 132 Carriage Court, Brentwood, TN 37027.

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 12th day of November, 2002.

X _____
Scott A Patty

X _____
Elizabeth M. Patty

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 Scott A Patty and Elizabeth M. Patty, husband and wife, 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 12th day of November, 2002.

_____
Notary Public

My Commission Expires: _____

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005