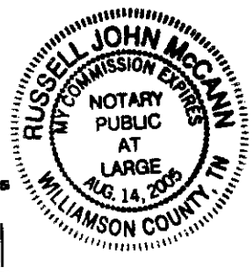
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

(2)

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 12/26/02 08:11 2pgs
Fees:13.00 Taxes:740.00



20021226-0158338

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Kelli Patel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 2002

Notary Public

MY COMMISSION EXPIRES: 8-14-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilles Mercier (NAME)	New owner (NAME)	171-03-B 122.00CO
641 Old Hickory Blvd. #309 (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael R. Kauffman and wife, Shearon M. Kauffman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gilles Mercier and wife, Joanne Gauthier

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Townhouse in Davidson County, Tennessee, described as Unit No. 38-B, Townhomes of Fredericksburg, Phase One, Section Three, a Horizontal Property Regime, located on Old Hickory Boulevard, Davidson County, Tennessee, together with Easements as shown on the plat of Townhomes of Fredericksburg, Phase One, Section Three, recorded in Plat Book 9700, page 485, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 7798, page 843 and Book 10126, page 435, as amended in Book 10224, page 683, as corrected in Book 10294, page 850, amended in Book 10393, page 11, Book 10628, page 517, Book 11550, page 531, Book 11682, page 75 and Instrument No. 200007180070558, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Fredericksburg Townhomes, contained in the Declaration of Covenants, Conditions & Restrictions and By-Laws Appended thereto, recorded in Book 7798, page 843 and Book 10126, page 435, amended in Book 10224, page 683, as corrected in Book 10294, page 850, amended in Book 10393, page 11, Book 10628, page 517, Book 11550, page 531, Book 11682, page 75 and Instrument No. 200007180070558, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Michael R. Kauffman by deed from Pulte Homes Tennessee Limited Partnership, of record in Book 11129, page 113, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2002 have

CONTINUED

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd. #309, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 6th day of December, 2002

Michael R. Kauffman by Kelli Patel his attorney in fact
Michael R. Kauffman

Shearon M. Kauffman by Kelli Patel her attorney in fact
Shearon M. Kauffman

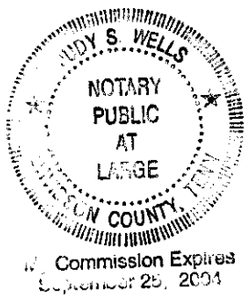
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rita Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Michael R. Kauffman and wife, Shearon M. Kauffman, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so; executed the foregoing instrument for the purposes therein contained by signing the name(s), Michael R. Kauffman and wife, Shearon M. Kauffman, the bargainor(s), by the said , as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 6th day of December, 2002.

Notary Public

My Commission Expires: 9/25/2004



LEGAL DESCRIPTION CONTINUATION

been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Plat Book 9700, page 485; all in the Register's Office for Davidson County, TN.