STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00.

Affiant

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

Notary Public

My Commission Expires:_____

DEENA L. O'BRIEN NOTARY PUBLIC MY COMM. EXP. 5/30/06 AT LARGE DAVIDSON 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: 12/26/02 10:34 2pgs
Fees:13.00 Taxes:284.90
20021226-0158595

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brandon W. Williams
5713 Brentwood Trace
Brentwood, TN 37027

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
Map & Parcel: 160-140-B-013.00CO

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, **Rachel E. Delligatti, Married** hereinafter referred to as Grantors, hereby transfers and conveys to **Brandon W. Williams** 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 Number 5713 of 2nd Revision Brentwood Trace Condominiums, a horizontal property regime established by Master Deed of record in Book 5524, Page 415, the Plat of which is of record in Book 5200 at Page 261, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rachel E. Beaman, n/k/a Rachel E. Delligatti by Warranty Deed from Edward Darrin Kirby, unmarried, of record in Book 11503, Page 120, Register's Office for Davidson County, Tennessee, dated May 28, 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 5200, Page 261, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5524, Page 415, and Book 5545, Page 510, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 5818, Page 925, and Book 5868, Page 70, 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 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 5713 Brentwood Trace, 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 20th day of December, 2002.

Anthony Delligatti

Anthony Delligatti

Rachel E Delligatti

Rachel E. Delligatti

Anthony Delligatti joins in this conveyance to convey any and all of his marital interests in subject property.

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 Anthony Delligatti and Rachel E. Delligatti, 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 20th day of December, 2002.

Notary Public

My Commission Expires: 11/2/05