Davidson County DEEDWARR
Recvd: 04/03/03 10:12 2pgs
Fees:13.00 Taxes:599.40

20030403-0044022

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $162,000.00.

x Ashley B. Tucker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF MARCH, 2003.

NOTARY PUBLIC

DAVIDSON COUNTY
My Commission Expires September 25, 2004

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19380SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ashley B. Tucker 451 Old Towne Drive Brentwood, TN 37027	Countrywide Home Loans 4500 Park Granada Calabasas, CA 91302-1613	160-16-C-44

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, Jeffrey L. Ponchillia, an unmarried man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Ashley B. Tucker, 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 Unit No. 44, on the Plan of The Terraces at Brentwood Chase (A Revision of "Old Towne at Brentwood Chase"), as of record in Instrument No. 20001103-0109137, 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 Jeffrey L. Ponchillia by Deed from James W. Carell, record as Instrument No. 20020514-0059448, Register's Office for Davidson County, Tennessee.

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

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. All matters shown on plan of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee; and

3. Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions and Restriction for The Terraces at Brentwood Chase, of record in Instrument No. 200005310053797, and Instrument No. 200005310053798, as Amended in Instrument No. 200008310086366 and Instrument No. 20001214-0123057, as Amended in Instrument No. 20010119-0005975 and Instrument No. 20010328-0029845 and the By-Laws appended thereto, of record in Instrument No. 20001214-0123058, Register's Office for Davidson County, Tennessee; and
4. Charter of Terraces at Brentwood Chase Townhomes Association, Inc., of record as Instrument No. 20001214-0123056 in the Register's Office for Davidson County, Tennessee; and
5. Amended and Restated Charter of Brentwood Chase Community Association, Inc., of record in Instrument No. 200005240051842, Register's Office for Davidson County, Tennessee; and
6. 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.

This property is also known as improved property located at 451 Old Towne Drive, 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 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 28th day of March, 2003.

Jeffrey L. Ponchillia

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 28th, 2003, before me personally appeared Jeffrey L. Ponchillia to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 28th day of March, 2003.

Amy Adams Gowan
NOTARY PUBLIC

My Commission Expires:

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE