This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

Davidson County DEEDWARR
Recvd: 05/20/03 15:21 3pgs
Fees:18.00 Taxes:599.40
20030520-0068844

NEW OWNER:

Liesel Wellman and Sonya Wellman
116 Hicks Road
Nashville, Tennessee 37221

SEND TAX BILL TO:

Pulte Mortgage Corporation
7475 South Joliet Street
Englewood, CO 80112

MAP & PARCEL

142-16-G-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $162,000.00.

AFFIANT

Sworn to and subscribed before me this 16 day of May, 2003.

NOTARY PUBLIC

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 30, 2004

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, KIMBERLY E. TRANCYGIER BRIGHT, formerly known as KIMBERLY E. TRANCYGIER, hereinafter called the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto LIESEL WELLMAN, unmarried, and SONYA WELLMAN, a married person, joint tenants with the right of survivorship, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number 12 of Amended Final Plat, Devon Close Townhomes, a horizontal property regime established by Master Deed of record in Book 9700, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly E. Trancygier, a single person by Warranty Deed from Shelia D. McCulloch, a single person, of record in Book 11523, page 784, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2003 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 142, Parcel 14.06.

2. Subject to all matters shown on the Plan of record as amended in Book 7900, page 920, as amended in Book 9700, page 86, and as amended in Book 9700, page 147, in the Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the sam is set out in Section 66-27-101, et seq., of Tennessee Code annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Devon Close Townhomes Condominiums, of record in Book 9747, page 278, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 7517, page 283, amended in Book 7517, page 367, Book 8180, page 222, book 8712, page 618, Book 8712, page 620, Book 8796, page 410, Book 8796, page 416, Book 9150, page 182, Book 9492, page 954, Book 9492, page 600 and Book 10692, page 750, Register's Office for Davidson County, Tennessee.

5. By-Laws of Devon Hills of record in book 7517, page 344, Register's Office for Davidson County, Tennessee.

6. Charter of Devon Hills Community Association, Inc., of record in Book 7520, page 564, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Book 8643, page 494, Register's Office for Davidson County, Tennessee.

8. All matters shown on the boundary plat of Devon Hills of record in Plat Book 6900, page 398, Register's Office for Davidson County, Tennessee.

9. Permanent Easement Agreement to Nashville Gas Company of record in Book 9772, page 478, Register's Office for Davidson County, Tennessee.

10. Easement for road purposes and cut fill slopes easement contained in the right-of-way Deed of record in Book 2544, page 385, Register's Office for Davidson County, Tennessee.

11. Agreement for dedication of easement for water line and ingress and egress to water tank site of record in Book 5459, page 654, and Book 5473, page 171, Register's Office for Davidson County, Tennessee.

12. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board of said government dated April 20, 1972, of record in Book 4594, page 650, said Register's Office for erection and maintenance of electric power transmission lines and necessary accessories.

13. Subject to rights of others in and to the common areas/elements.

AND GRANTOR DOES FURTHER covenant and bind herself, her 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.

WILLIAM IRBY BRIGHT, IV, husband of Kimberly E. Trancygier Bright, hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in and to the subject property, by reason of his marital status, or otherwise.

This improved property is known as 116 Hicks Road, Nashville, Tennessee 37221.

WITNESS our hands this 16 day of May, 2003 in Nashville, Tennessee.

Kimberly E. Trancygier Bright

Kimberly E. Trancygier Bright, formerly known as Kimberly E. Trancygier

William Irby Bright IV

William Irby Bright, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Kimberly E. Trancygier Bright and husband, William Irby Bright, IV, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 16th day of May, 2003, in Nashville, Tennessee.

Notary Public

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 2/5/06