PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/27/03 14:42 2pgs
Fees:13.00 Taxes:717.80
20030627-0089490

W & I Ref:(SK) Title No: 44749
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Starling II Cherry T. Starling 6208 Tuckaleechee Lane Antioch, Tennessee 37013	SAME

TAX MAP-PARCEL NUMBERS: 33P-D-12.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$194,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jill M. Stelmach and spouse, Timothy Blake Stelmach**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Starling II and spouse, Cherry T. Starling** hereinafter called the **Grantee**, Grantee's 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 Lot No. 90 on the Plan of Section Two, Indian Creek Estates of record in Book 9700, page 558 and 559, Register's Office for said County.

Said Lot No. 90 fronts 60.00 feet on the westerly margin of Tuckaleechee Lane and extends back 113.20 feet on the northerly line and 120.00 feet on the southerly line to a dead line in the rear, measuring 60.38 feet thereon.

Being the same property conveyed to Jill M. Stelmach and Timothy Blake Stelmach, wife and husband by deed from NVR, Inc. a Virginia Corporation, successor by Merger to Fox Ridge Homes, Inc. of record in Instrument No. 20010831-00984697 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Pages 558 and 559, said Register's Office, which Plan shows a 20 foot minimum building setback line from Tuckaleechee Lane together with a designated building site, and 10 foot easement for public utility and drainage purposes along the northerly and southerly side lines of said lot and a 20 foot public utility easement located on the easterly front line of said lot; Easement for Family Cemetery of record in Book 6549, page 403, said Register's Office; Storm Water Detention Agreement of record in Book 10729, page 380, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 10752, page 553, Document No. 2000072700-74152, Document No. 20030509-0062505, Book 11708, page 575, Book 11491, page 587, Bylaws in Book 11033, page 509, and Document No. 200072700-74153 , said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 6208 Tuckaleechee Lane, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2003.

Jill M. Stelmach

Jill M. Stelmach

Timothy Blake Stelmach

State of TENNESSEE
County of DAVIDSON

On this 23rd day of June, 2003 , before me the undersigned authority, personally appeared Jill M. Stelmach and Timothy Blake Stelmach , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

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

Commission Expires MAY 30, 2004

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $194,000.00

Jennifer McDowell

Affiant

Sworn and subscribed before me this the 23rd day of June, 2003

My Commission Expires: _____

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires JAN. 31, 2004

Notary Public