STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of August, 2003.

CAROL R. RIVERS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Notary Public

My Commission Expires: 11/30/04

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: 08/14/03 12:25 2pgs
Fees:13.00 Taxes:691.90
20030814-0116971

ADDRESS NEW OWNER(S) AS FOLLOWS:
Chad D. McIntyre and Andrea B. Schneider
641 Old Hickory Blvd. # 134
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Suntrust Bank
201 4th Ave N. 7th Floor
Nashville, TN 37219

MAP-PARCEL NUMBERS:
171-3-B-94

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, **Charles W. Emerson, Jr.** hereinafter referred to as Grantors, hereby transfers and conveys to **Chad D. McIntyre and Andrea B. Schneider, joint tenants with right of survivorship,** 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 No. 97 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Book 9700, page 364, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles W. Emerson, Jr. by Warranty Deed from Patrick L. O'Leary and wife, Lindsey A. O'Leary of record in Book 11754, page 562, Register's Office for Davidson County, Tennessee.

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 9700, Page 364, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10126, Page 435, as amended in Book 10224, page 683, and corrected in Book 10294, page 850, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8920, page 45, amended in Book 10694, page 539, Book 10126, page 486, and in Book 10275, page 959, Register's Office for Davidson County, Tennessee.

Charter of record in Book 8920, page 40 and Book 10126, page 430, Register's Office for Davidson County, Tennessee.

Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7358, page 643, and Book 9607 page 431, 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.

Property was held for investment purposes only and was never the principal residence of the Grantor.

County and/or City taxes for the year 2003, 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 641 Old Hickory Blvd. # 134, Brentwood, Tennessee 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 8th day of August, 2003.

Charles W. Emerson, Jr.

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 Charles W. Emerson, Jr., 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 8th day of August, 2003.

Notary Public

My Commission Expires: 11-20-05

09075-BP