STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of December, 2003.

Notary Public

My Commission Expires: 11/17/05

DONALD R. BARRETT, JR NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/03 15:37 2pgs
Fees:13.00 Taxes:579.05
20031217-0180181

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Julie Dernberger
1833 Champions Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 172-08-O-B-049.00CO

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, **Douglas L. Overfield and wife, Cindy B. Overfield** hereinafter referred to as Grantors, hereby transfers and conveys to **Julie Dernberger, an unmarried woman and Robert E. Stone, Jr., a married man and Dee Ann Stone,a married woman** 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:

BEING Lot. No. 49 on the Plan of Bridle Downs, Phase I, as of record in Plat Book 6900, Page 701 thru 703, in Register's Office for Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas L. Overfield and wife, Cindy B. Overfield by Warranty Deed from Fox Ridge Homes, Inc. of record in Book 8684, Page 846, Register's Office for Davidson County, Tennessee, dated July 17, 1992.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 701 and corrected in Book 7900, Page 241, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7448, Page 772 and amended in Book 8814, Page 631, Book 9818, Page 68, Book 9873, Page 497, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer of record in Book 7797, Page 477, and Page 485, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8814, Page 604, Register's Office for Davidson County, Tennessee.

Dedication of Common Area of record in Book 8838, Page 983, Register's Office for Davidson County, Tennessee.

Agreement of record in Book 7266, Page 813, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8814, Page 639, 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 2004, a lien not yet due and payable.

This is improved property known as 1833 Champions Drive, Nashville, Tennessee 37211.

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 12th day of December, 2003.

Douglas L. Overfield

Douglas L. Overfield

Cindy B. Overfield

Cindy B. Overfield

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 Douglas L. Overfield and wife, and Cindy B. Overfield, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2003.

Notary Public

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/2/05

My Commission Expires 11/02/05

09711-BW