Box 17

File [redacted]0470

Davidson County DEEDWARR
Recvd: 01/12/04 14:39 2pgs
Fees:13.00 Taxes:1015.65
20040112-0004750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 274,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steven J. Pidgley | Oxxford Mortgage | Map: 172--10-B--97 |
| (NAME) | (NAME) | |
| 6620 Christiansted Lane | 210 Automation Way | Parcel: |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37211 | Birmingham, AL 35120 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 of which is hereby acknowledged, **GARRY W. MEDLIN AND WIFE, CAROLYN W. MEDLIN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **STEVEN J. PIDGLEY**, hereinafter called the 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 all of Lot No. 97, on the Plan of Cluster Lot Development, Christiansted Valley, Phase 1, Revision 1, as shown by plat appearing of record in Instrument No. 20010209-0012852, revising plat appearing of record in Instrument No. 20000215-0015149 and Instrument No. 20000215-0015150, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Garry W. Medlin and wife, Carolyn W. Medlin, by Warranty Deed dated May 16, 2002 of record in Instrument No. 20020521-0062066, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Instrument No. 19991221-0305559, amended in Instrument No. 20000728-0074515; Storm Water Detention Agreement of record in Book 11628, Page 8; Charter of Christiansted Valley Homeowners' Association, Inc. of record in Instrument No. 19991221-0305561; any and all matters shown on plat of record in Instrument No. 20010209-0012852, revising plat of record in Instrument No. 20000215-0015149 and Instrument No. 20000215-0015150; and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved ( x ) property, known as 6620 Christiansted Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors 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 9th day of January, 2004.

Garry W. Medlin

Carolyn W. Medlin

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Garry W. Medlin and wife, Carolyn W. Medlin who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of January, 2004.

Carol R Rivers

Notary Public

My Commission Expires: 11/30/04

(SEAL)

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

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027