STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,500.00

Debbie Damaschen
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of February, 2004.

VIRGINIA L. BOYD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Virginia L. Boyd
Notary Public

My Commission Expires: 11-16-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Davidson County DEEDWARR
Recvd: 03/10/04 14:41 2pgs
Fees:13.00 Taxes:701.15
20040310-0027734

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Gerald Lee Hyder and Amanda Gail Violet
1416 Woodfield Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Wells Fargo Home Mortgage
1 Home Campus
Des Moines, IA 50328

MAP-PARCEL NUMBERS:
172-12-0-B-031

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, **Robert Stachura and wife, Gwenivere Stachura,** hereinafter referred to as Grantors, hereby transfers and conveys to **Gerald Lee Hyder, II, unmarried, and Amanda Gail Violet, unmarried,** 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 Lot No. 378 on the plan of Section Three, Bradford Hills, of record in Book 7900, page 6, and Book 7900, page 239, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Stachura and Gwenivere Stachura by Warranty Deed from Phillip L. Cunningham and Cindy S. Cunningham of record in Instrument No. 200008020076339, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, page 6, as amended in Book 7900, page 239, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8069, page 170, as amended in Book 8267, page 616, Register's Office for Davidson County, Tennessee.

Subject to an Easement for sanitary sewer of record in Book 8377, page 764, Book 8377, page 769, Book 8377, page 808, Book 8377, page 972, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee.

Deed of Common areas to Homeowners Association of record in Book 8154, page 304, and Book 9779, page 672, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8071, page 531, said Register's Office.

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. 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 1416 Woodfield 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 27th day of February, 2004.

Robert Stachura

Robert Stachura

Gwenivere Stachura

Gwenivere Stachura

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 Robert Stachura and Gwenivere Stachura, 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 27th day of February, 2004.

Notary Public

My Commission Expires: 11-22-05

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

09978-BP