RECORD & RETURN TO:

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/04 11:16 2pgs
Fees:13.00 Taxes:736.30

20040702-0079115

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $199,000.00.

Brian Tiehen
Affiant

Subscribed and sworn to me on June 30, 2004.

Carol R Rivers
NOTARY PUBLIC
My Com. Exp: 11/30/04

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

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20231SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brian Tiehen 6852 Sunnywood Drive Nashville, TN 37211	~~SAME~~ Bank of America, 133 PO Box 1475 Coraopolis, PA 15108	181-01-A-23.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert O'Kelley and wife, Patricia O'Kelley, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Brian Tiehen, unmarried, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 26 on the plan of Sugar Valley, Section One, of record in Book 9700, page 374 and amended in Book 9700, page 709, 710 and 711, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert O'Kelley and wife, Patricia O'Kelley, by deed from Lifestyle Homes dated July 30, 1999, of record in Book 11606 page 164, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters shown on plan of record in Book 9700, page 709-711, Register's Office for Davidson County, Tennessee; and
3. Declarations of Covenants, Conditions and Restrictions of Sugar Valley, of record in 11069, page 14, Register's Office for Davidson County, Tennessee; and
4. Charter of Sugar Valley Homeowner's Association, Inc., of record in Book 11069, page 6, Register's Office for Davidson County, Tennessee; and
5. By-Laws of Sugar Valley Homeowner's Association, Inc., of record in Book 11069, page 24, of record in Register's Office for Davidson County, Tennessee; and
6. All matters shown on the Boundary Plat of Sugar Valley as of record in Plat Book 9700, page 374, Register's Office for Davidson County, Tennessee; and
7. Conveyance of common area to Sugar Valley Homeowner's Association, Inc., of record as Instrument No. 200004250041128, Register's Office for Davidson County, Tennessee; and
8. Easement Agreement for ingress and egress, as of record in Book 5674, page 863, Register's Office for Davidson County, Tennessee; and

9. Easement to United Telephone Company of record in Book 11436, page 750, Register's Office for Davidson County, Tennessee; and
10. Easement for sanitary sewer and/or storm drainage of record in Book 11262, page 933, Book 11338, page 734, and in Book 9343, page 202, in Register's Office for Davidson County, Tennessee; and
11. Dedication of Perpetual Easement for Entrance Wall of record as Instrument No. 20040205-0014018, Register's Office for Davidson County, Tennessee; and
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 6852 Sunnywood Drive, Nashville, TN 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 GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on June 30, 2004.

Robert O'Kelley

Patricia O'Kelley

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 30, 2004, before me personally appeared Robert O'Kelley and Patricia O'Kelley to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 30, 2004.

NOTARY PUBLIC

My Commission Expires: 3/22/08

NOTARY PUBLIC AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE