**Return to: Box 10-B
Cohen & Cohen

WARRANTY DEED

LEE A. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

State of Tennessee)
County of Davidson)

G#3037-2

The actual consideration or value, whichever is greater, for this transfer is **$123,900.00.**

Deborah J. Cook
Affiant

Subscribed and sworn to before me, this the 26th day of August, 2005.

Lee A. Cohen
Notary Public

My commission expires: 4-22-2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MITCHELL C. WELD	**"NEW OWNER"**	**Map 062-02-0-A, Parcel 261.00co**
2543 Warren Drive	2543 Warren Drive	Davidson County DEEDWARR Recvd: 08/29/05 10:38 2 pgs Fees:13.00 Taxes:458.43
Rocklin, CA 95677	Rocklin, CA 95677	20050829-0102993

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, WE,

DOUGLAS KEITH PEDIGO and wife, JANA B. PEDIGO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MITCHELL C. WELD, a married man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 253 on the Plan of River Trace Estates, Phase 1, Sections 4 and 5, a Planned Unit Development, as of record in Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Douglas Keith Pedigo and Jacquelyn Pedigo, husband and wife, by Warranty Deed dated May 31, 2000, from Fox Ridge Homes, Inc. F/K/A NVR Fox Ridge, Inc., of record in Instrument No. 200006090057717, Register's Office for Davidson County, Tennessee. And further conveyed to Douglas Keith Pedigo by Quitclaim Deed dated November 26, 2002, from Jacquelyn Pedigo, of record in Instrument No. 20021203-0148908, said Register's Office. The said parties having divorced by Final Decree of record in File No. 03D-1469 and Minute Book 5497/1249877 in Circuit Court for said County.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of record in Book 6851, Page 370, and amended in Book 6982, Page 747, said Register's Office; By-Laws of record in Book 6851, Page 390, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

JANA B. Pedigo, spouse of the above named Douglas Keith Pedigo, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This is IMPROVED (__X__) unimproved (____) property, known as: **3225 Cain Harbor Drive, Nashville, TN 37214** .

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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 our hands this **26th** day of **August, 2005.**

DOUGLAS KEITH PEDIGO

JANA B. PEDIGO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DOUGLAS KEITH PEDIGO and wife, JANA B. PEDIGO,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **August, 2005.**

Notary Public

My Commission Expires: 3/22/09