This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Avenue North
Franklin, TN 37064

Map & Parcel 171-03-0-B 074.00

Instr:200007170070040 Page: 1 OF 2
REC'D FOR REC 07/17/2000 9:18:01AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $836.20

Send Tax Statements To:
Randy Robitaille
641 Old Hickory Blvd
Unit 26
Brentwood, Tn 37027

Name/Address New Owner:
Same

Name of Mortgagee:
Am South Bank

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MICHAEL F. DUNHAM, a married person, has bargained and sold and by these presents do transfer and convey unto RANDY ROBITAILLE, a single person, his heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Unit No. 26 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Book 9700, page 364, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed Michael F. Dunham by Deed from Stephen W. Garton and wife, Ila Bell Garton of record in Book 11531, page 143, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2000 Davidson County property taxes are a lien but not yet due payable. These taxes have been prorated between the parties as of date of this instrument, with Grantee assuming responsibility for payment of the same.

2. All matters as shown on the Plan of Phase One, Section Two, Townhomes of Fredericksburg of record in Plat Book 9700, page 364, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants of record in Book 10126, page 435, Book 10224, page 683, and corrected in Book 10294, page 850, Book 10393, page 11, Book 10628, page 517, and Book 7798, page 843, Register's Office of Davidson County, Tennessee.

4. By-Laws of record in Book 10126, page 489 and Book 10275, page 959, Register's Office of Davidson County, Tennessee.

5. Easement for sanitary sewers and/or storm drainage of record in Book 7993, page 269, Register's Office for Davidson County, Tennessee.

6. Easement granted to the State of Tennessee of record in Book 7851, page 712, Register's Office for Davidson County, Tennessee.

7. Easements of record in Book 7358, page 643, and Book 9607, page 431, Register's Office for Davidson County, Tennessee.

8. Dedication of site drainage easement in Book 10012, page 756, Register's Office for Davidson County, Tennessee.

9. Charter for Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10126, page 430, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsover.

KATHERINE M. DUNHAM, wife of MICHAEL F. DUNHAM joins in the execution of this instrument to convey, any and all right title or interest she may have in subject property by virtue of her marriage to MICHAEL F. DUNHAM.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 7th day of July, 2000.

MICHAEL F. DUNHAM

KATHERINE M. DUNHAM

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 MICHAEL F. DUNHAM and wife, KATHERINE M. DUNHAM, 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 seal, at office, on this 7th day of July, 2000.

My Commission Expires:
July 12, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $226,000.00.

Affiant

Sworn to and subscribed before me on this the 7th day of July, 2000.

My Commission Expires:
July 12, 2000

Notary Public