THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18085**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $695,000.00. Judith M. Troy Affiant Subscribed and sworn to before me, this 29th day of JUNE, 2001. Notary Public My Commission Expires: My Commission Expires September 25, 2004

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Mr./Mrs. Steven J. Dansky 316 Whitworth Way Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 104-14-H PAR 30.00 CO FB 07DA 93089

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JUDITH M. TROY, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEVEN J. DANSKY AND WIFE, ELLEN DAVIS DANSKY ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 316 Whitworth Way, Nashville, Tennessee 37205.

THOMAS J. TROY, the spouse of JUSITH M. TROY, joins in this conveyance solely to convey any marital interest he may have in subject property by virtue of his marriage to the said JUDITH M. TROY.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of JUNE, 2001.

Judith M. Troy
JUDITH M. TROY

THOMAS J. TROY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JUDITH M. TROY AND THOMAS J. TROY, 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, at office, this 29th day of JUNE, 2001.

My Commission Expires: _____ Notary Public

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 07/03/01 11:51 2pgs
Fees:13.00 Taxes:2571.50

20010703-0070484

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Whitworth Phase 3, Section 1, as of record in Plat Book 7900, pages 866 through 868, amended in Book 9582, page 834, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Judith M. Troy, married by deed from Rochford Realty And Construction Company, Inc. of record in Book 11387, page 105, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 8026, page 305, Book 10503, page 139, Book 8282, page 45 and Book 9778, page 27, Book 9567, page 216, Book 9567, page 185, Book 9567, page 259, Instrument No. 200005090047159 and Book 9567, page 301; (3) Dedication of common area of record in Book 10053, page 692; (4) Charter of record in Book 8090, page 691, Book 8283, page 523 and Book 10428, page 795; (5) Agreements of record in Book 9738, page 770, Book 10633, page 334 and Book 9778, page 16; (6) Easements of record in Book 3467, page 204, Book 3573, page 442, Book 9736, page 221 and Book 9567, page 691; and (7) All matters appearing on the Plan of record in Plat Book 6900, pages 838 through 841, Book 7900, pages 866 through 868 and Book 9582, page 834, said Register's Office.