THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Davidson County DEEDWARR
Recvd: 10/03/01 14:04 3pgs
Fees:18.00 Taxes:658.60
20011003-0107359

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $178,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2001.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
My Commission Expires Nov. 30, 2002

Address New Owner As Follows:
Kimberly S. Adkinson
129 Carriage Court
Brentwood, TN 37027

Send Tax Bills To:
National Bank of Commerce
115 29th Ave South
Nashville TN 37212

Map-Parcel Number:
171-3-B-164.00 CO.
Field Book No. 06DU 84107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARBARA ANN MATHESON, UNMARRIED**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **KIMBERLY S. ADKINSON, UNMARRIED**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Five, as shown on the plat of record in Plat Book 9700, page 578, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Barbara Ann Matheson, an unmarried woman, by deed from Pulte Homes Tennessee Limited Partnership, of record in Book 11612, page 635, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 9700, page 578, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of Carriage Homes of Fredericksburg, Section Five of record in Book 10774, page 945, Register's Office for said County.

4. By-Laws of Carriage Homes of Fredericksburg Homeowner's Association, Inc. of record in 10774, page 996, Register's Office for said County.

5. Charter of Carriage Homes of Fredericksburg Homeowner's Assocation, Inc., of record in Book 10774, page 938, Register's Office for said County.

6. Restrictive Covenants as set forth in Book 7798, page 843, Register's Office for said County.

7. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 7358, page 643; Book 7993, page 269; and Book 9607, page 431, Register's Office for said County.

8. Easement(s) to State of Tennessee, as set forth in instrument recorded in Book 7851, page 712, Register's Office for said County.

9. Dedication of Site Drainage Easement of record in Book 10012, page 756, Register's Office for said County.

10. Storm Water Detention Agreement of record in Book 10357, page 920, Register's Office for said County.

This is improved property known as 129 Carriage Court, Brentwood, TN 37027.

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, her heirs and assigns, forever; and I covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of August, 2001.

Barbara Ann Matheson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA ANN MATHESON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 2001.

Notary Public

My Commission Expires: 10/25/2003

