39-B

Davidson County DEEDWARR
Recvd: 08/21/02 14:31 2pgs
Fees:13.00 Taxes:717.80

20020821-0101355

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$194,000.00**

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2002.

Notary Public

My commission expires: 1-26-2003

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael K. Echols	~~Same~~ FIRST HORIZON	**171-03-B-84.00**
641 Old Hickory Blvd.	LN# 00295125 14 PO BOX 19664	
Brentwood, TN 37027	IRVINE, CA 92623-9664	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mitchell L. Graves , a single person

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

Michael K. Echols

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 76 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Book 9700, page 364, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Mitchell L. Graves, a single person by deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership of record in Book 11157, page 874, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 which have been prorated, and payment thereof, by acceptance of this conveyance is expressly assumed by Grantees; By-Laws of The Townhomes of Fredericksburg Homeowners Association, Inc. in Book 10126, page 486,amended in Book 10275, page 959 and Book 11550, page 554;All matters on the Plan of record Plat Book 9700, page 364; PUD Boundary Plan of record in Book 7900, page 509;Declaration of Covenants,Conditions and Restrictions of Townhomes of Fredericksburg in Book 10126, page 435,amended in Book 10224, page 683,corrected in Book 10294, page 850, made applicable to Phase I, Section 2 in Book 10393, page 11, Book 11550, page 531, amended in Book 11682, page 72;Restrictive Covenants in Book 7798, page 843, Open Space/Amenities Area Plan in Book 790, page 807,Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee in Book 7993, page 269, Book 7358, page 643 and Book 9607, page 431; Corporation Charter for Townhomes of Fredericksburg Homeowner's Assn. in Book 10126, page 430 and Book 11550, page 529;Easement grant to State of Tennessee in Book 7851, page 712; Easement of record in Book 7358, page 643 and Book 9607, page 431; & Dedication of Site Drainage Easement in Book 10012, page 756, said Register's Office.

This is improved (_X__) Unimproved (_____) property, known as **641 Old Hickory Blvd., 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 16th day of August, 2002.

Mitchell L. Graves

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 **Mitchell L. Graves** the bargainor(s) 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 Brentwood, Tennessee on this 16**th** day of **August, 2002.**

Notary Public

My Commission Expires: 7-26-2003

MELISSA MARSH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.