(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,400.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of March, 2003.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES May 31, 2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Davidson County DEEDWARR
Recvd: 03/12/03 08:22 2pgs
Fees:13.00 Taxes:552.78
20030312-0032663

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Margaret A. Burns
601 Old Hickory Blvd, Unit 101
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Suntrust Mortgage, Inc.
P.O.Box 57028
Irvine, CA 92618-7028

MAP-PARCEL NUMBERS:
171-030-B-284.00 co

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David W. Blythe and Shannon J. Blythe,** husband and wife , hereinafter referred to as Grantors, hereby transfers and conveys to **Maraget A. Burns, unmarried,** hereinafter referred to as 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 Unit No. 46, Phase Two, Section Seven on the Plan of Townhomes of Fredericksburg, a Residential Planned Unit Development, of record in Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David W. Blythe, unmarried and Shannon E. Johnson, unmarried, as Joint Tenants With Right of Survivorship, by Warranty Deed from Pulte Homes Tennessee Limited Partnership of record in Instrument No. 2000 072100 72254, Register's Office for Davidson County, Tennessee.

The said David W. Blythe and Shannon E. Johnson have since married and the said Shannon E. Johnson is now known as Shannon J. Blythe.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7798, Page 843, Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10694, page 541, Book 11550, page 531, Book 11682, page 75, and Instrument No. 2000 071800 70558, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Apputenances of record in Book 7358, Page 643, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7993, page 269, and Book 9607, page 431, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7851, page 712, Book 10012, page 756, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 10694, page 539, Book 8920, page 45, and Book 11550, page 554, Register's Office for Davidson County, Tennessee.

Common Area of record in Book 11753, page 208, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 10126, page 430, Book 11550, page 529, and Book 8920, page 40, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 601 Old Hickory Blvd, Unit 101, Brentwood, Tennessee 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**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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 I do further covenant and bind myself, my 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 hand this 6th day of March, 2003.

David W Blythe

David W. Blythe

Shannon J. Blythe

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 David W. Blythe and Shannon J. Blythe, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2003.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON

Notary Public

My Commission Expires: 11/2/05

07432-BP