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SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

F

x Joshua James Floyd
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of March, 2003.

Notary Public

My Commission Expires: 11/2/05

K. THO... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN...

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/19/03 08:08 3pgs
Fees:18.00 Taxes:259.00
20030319-0036049

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joshua James Floyd
408 Summit Ridge Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:

MAP-PARCEL NUMBERS:
131-5-B/408

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, **Randy W. Keiser and wife, Gwen R. Keiser** hereinafter referred to as Grantors, hereby transfers and conveys to **Joshua James Floyd**, 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. 408 on the Plan of Four Seasons Condominiums, of record in Book 5050, Page 30, said Register's Office, and as Exhibit "D" to the Master Deed of Record in Book 6841, Page 390, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Randy W. Keiser and spouse, Gwen R. Keiser by deed from Jim Stanford, unmarried, of record in Instrument No. 200202270025073, Register's Office for Davidson County, Tennessee.

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 5050, Page 30, and Book 6841, Page 390, Register's Office for Davidson County, Tennessee.

All terms, conditions, and obligations contained in the Sale and Assignment of Option, dated July 11, 1977, of record in Book 5388, Page 503, Register's Office for Davidson County, Tennessee.

All terms, conditions and obligations contained in the Warranty Deed, dated May 30, 1974, of record in Book 4821, Page 20, Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, for the construction and maintenance of sanitary sewer lines as of record in Book 5271, Page 430, said Register's Office.

An Ingress-Egress Easement as described in Book 5158, Page 851, said Register's Office, as follows: A permanent ingress-egress easement extending 12.5 feet left and 62.5 feet right of a line beginning at a point in the West margin of Hillsboro Road N 23 deg. 56' E 150.00 feet from the Southeast corner of the property described above; thence, with said line and converging to 12.5 feet either side of said line, N 66 deg. 04' W 125.00 feet to a point, the beginning of an easement extending 12.5 feet either side of the described line; thence, N 22 deg. 20' W 108.0 feet to a point; thence N 15 deg. 00' E 96.0 feet to a point; thence, N 18 deg. 30' W 172.5 feet to a point; thence N 20 deg. 00' E 50.00 feet to a point; thence N 16 deg. 0' W 75.00 feet to a point; thence, N 43 deg. 00' W approximately 53 feet more or less to a point in Clark Gower's South boundary line, said point being the centerline of an existing private drive.

A Public Utility Easement "A" as described in Book 5158, Page 851, said Register's Office, as follows: A permanent 20 foot and 10 foot easement described as follows: Extending 10 feet either side of a line beginning in the common corner of the tract described above and lots 34 and 36 of Russwood Heights Subdivision, and running N 62 deg. 30' E 85 feet to a point; thence, extending 5 feet either side of a line, N 44 deg. 00' E 95 feet more or less to an existing iron pin in Clark Gower's West boundary line.

A Public Utility Easement "B" as described in Book 5158, Page 851, said Register's Office, as follows: A permanent 10 foot easement extending 5 feet either side of a line running from a point located S 15 deg. 26' E 8 feet from an iron pin in the East boundary line of the above described tract along an existing water line Southwesterly, 290 feet more or less to Clark Gower's East boundary line.

The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and their undertakings contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons Condominiums, of record in Book 6841, Page 349, and By-Laws of record in Book 6841, Page 376, said Register's Office.

Amendment to Master Deed for Four Seasons Condominiums of record in Book 6847, Page 122, said Register's Office.

Engineer's Report of record in Book 6847, Page 125, said Register's Office.

Easement Agreement of record in Book 6869, Page 162, as re-recorded in Book 6870, Page 966, said Register's Office.

Easement for ingress, egress, and regress to and from Hillsboro Road, over, upon and across, of record in Book 6869, Page 157, said Register's Office.

Easement of record in Book 7776, Page 899, said Register's Office.

Amendment to Charter of record in Book 8176, Page 697, said Register's Office.

Easement Agreement of record in Instrument No. 200109120099679, said Register's Office.

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 408 Summit Ridge Place, Nashville, Tennessee 37215.

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 13th day of March, 2003.

Randy W. Keiser

Gwen R. Keiser

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 Gwen R. Keiser and Randy W. Keiser, 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 13th day of March, 2003.

Notary Public

My Commission Expires: 1/2/05

K. THOMAS STIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

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 Gwen R. Keiser, with whom I am personally acquainted and who proved herself to be the attorney in fact of Randy W. Keiser and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of March, 2003.

Notary Public

My Commission Expires: _____