File Box 8

This instrument was prepared by:
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Davidson County DEEDWARR
Recvd: 04/03/03 12:49 2pgs
Fees:13.00 Taxes:939.43
20030403-0044140

Address of New Owner:

Linda L. Jones
641 Old Hickory Boulevard
#431
Brentwood, TN 37027

Send Tax Bills to:

New Owner

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MARJORIE M. HENDRIKSEN, a single woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LINDA L. JONES, a single woman**, hereinafter called the Grantee, her heirs, successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 119C on the First Revision of Phase One, Section Four, Townhomes of Fredericksburg, of record in Plat Book 9700, page 648, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to seller by deed being recorded of Record in Deed Book 11452, Page 901 of the Davidson County Register of Deeds Office.

Map 171-3, Group B, Parcel 179

The property is subject to the following:

1. 2003 Property taxes which are a lien, but not yet due and payable.
2. Restrictive Covenants affecting the subject property of record in Book 7798, Page 843, Book 10224, Page 683 corrected in Book 10294, Page 850, Book 10628, Page 517 and in Book 10895, Page 778 Register's Office of Davidson County, Tennessee, which restrictive covenants are incorporated herein by reference.
3. Subject to the by-laws of Fredericksburg Homeowners Association, Inc. of record in Book 8920, Page 45, Register's Office of Davidson County, Tennessee.
4. Subject to the Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc. of record in Book 8920, Page 65 and amended in Book 9860, Page 840 and Book 9500, Page 393 as amended in Book 10694, Page 541, Register's Office of Davidson County, Tennessee.
5. Subject to easements of record in Book 7358, Page 643, Book 9607, Page 431, Book 7851, Page 712, Book 7993, Page 269 Register's Office of Davidson County, Tennessee.
6. Utility and Drainage Easements building setback lines and other matters as shown on plat of record in Plat Book 9700, Page 648 and dedication of site drainage easement of record in Book 10012, Page 756, Register's

Office of Davidson County, Tennessee, which are incorporated herein by reference.

7. Subject to Decleration of Covenants, Conditions and Restrictions for Townhomes of Fredericksburg contained in an instrument of record in Book 10126, Page 435, and by-laws and Charter of the Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10126, Page 486, amended in Book 10275, Page 959, said Register's Office of Davidson County, Tennessee.
8. Articles of Merger for Radnor Homes Surviving Corporation name change to Radnor Homes, Inc. of record in Book 10947, Page 572, said Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out above, Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 1 of April, 2003.

Marjorie M Hendriksen

MARJORIE M. HENDRIKSEN

STATE OF TENNESSEEE)
COUNTY OF Maury)

Personally appeared before me, Jay B Jackson, the undersigned Notary Public in and for said County and State, the within named grantors with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 1 day of April, 2003.

Jay B Jackson

Notary Public
My commission expires: 11-22-03

The actual consideration or value, whichever is greater, for this transfer is $253,900.00.

Marjorie M Hendriksen

Affiant

Sworn to and Subscribed before me,
This 1 day of April, 2003.

STATE OF TENNESSEE)
COUNTY OF Maury)

NOTARY PUBLIC AT LARGE

Jay B Jackson

Notary Public
My commission expires: 11-22-03.