THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20757-05-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $255,500.00. James Robert Webb Jr. Affiant Subscribed and sworn to before me, this May 15, 2003. Notary Public My Commission Expires: 9/25/2004

WARRANTY DEED

Address New Owner: James Robert Webb, Jr. Tiffany L. Webb 640 Logwood Briar Circle Brentwood, TN 37027	**Send Tax Bills To:** Countrywide Home Loans, Inc. P.O. Box 660694 Dallas, TX 75266-0694	**Tax Information:** Map No.172-13-0-A Parcel No. 100.00 C0

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard E. McKinney, unmarried and Robert H. McCormick**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Robert Webb, Jr. and wife, Tiffany L. Webb** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 640 Logwood Briar Circle, Brentwood, TN, 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this May 15, 2003.

Richard E. McKinney
Richard E. McKinney

Robert H. McCormick
Robert H. McCormick
By Richard E. McKinney, Attorney in Fact
By Richard E. McKinney, Attorney in Fact

Davidson County DEEDWARR
Recvd: 05/19/03 11:06 3pgs
Fees:18.00 Taxes:945.35
20030519-0067795

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard E. McKinney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this May 15, 2003.

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 25, 2004

Notary Public

My Commission Expires: 9/25/2004

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson SS:

Before me, the undersigned, of the State and County aforesaid, personally **Richard E. McKinney**, Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Robert H. McCormick, Principal, as his Attorney-In-Fact, as the free act and deed of the within named Principal.

Witness my hand, at office, this May 15, 2003.

Notary Public

My Commission Expires: 9/25/2004

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Section Two, Williams Grove as of record in Plat Book 9700, pages 902 through 906, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard E. McKinney and Robert H. McCormick, both unmarried by deed from Pulte Homes Tennessee, Limited Partnership appearing as Instrument No. 20011119-0126667, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) Declaration of Covenants, Conditions and Restrictions for Williams Grove Homeowners Association, Inc. of record in Book 10741, page 678, amended in Book 11167, page 755 and Book 11643, page 316, supplemented in Instrument No. 199912060300190 and Instrument No. 20010514-0049490, Register's Office for Davidson County, Tennessee.
4) Quitclaim Deed common area to Williams Grove Homeowers Association of record in Instrument No. 20011226-0142132, Register's Office for Davidson County, Tennessee.
5) Charter of Incorporation of Williams Grove Homeowners Association, Inc. of record in Book 10741, page 671 amended in Instrument No. 20010618-0064214, Register's Office for Davidson County, Tennessee.
6) Storm water detention agreement of record in Book 10951, page 699, Register's Office for Davidson County, Tennessee.
7) All matters appearing on the Plan of record in Plat Book 9700, page 904, Register's Office for Davidson County, Tennessee.