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. 21221-06-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $164,900.00. Cami Lynn Townsel Affiant Subscribed and sworn to before me, this 2nd day of July, 2003. Notary Public My Commission Expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Cami Lynn Townsel 505 Fisher Court Nashville, TN 37221	Pulte Mortgage Corp 7475 S. Joliet St. Englewood, CO 80012	141-07-0-B-075.0000 Map No.141.07 Parcel No. 075.00 CO

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, **James Michael Maitland, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Cami Lynn Townsel ("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 505 Fisher Court, Nashville, TN, 37221

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 July 2, 2003.

James Michael Maitland

James Michael Maitland

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 2nd day of July, 2003.

Notary Public

My Commission Expires: 11/29/03

Davidson County DEEDWARR
Recvd: 07/10/03 14:06 2pgs
Fees:13.00 Taxes:610.13

20030710-0095742

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Resubdivision of Lots Nos. 73 and 74 of Somerset Farms, Section Three, a Planned Unit Development as of record in Plat Book 8250, page 522, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James M. Maitland and wife, Melanie C. Maitland by deed dated June 26, 1996 from Somerset Farms, a Tennessee joint venture of record in Book 10102, page 403, Register's Office for Davidson County, Tennessee. Also being the same property conveyed by Melanie C. Maitland to James Michael Maitland by Quitclaim Deed recorded on October 13, 2000 as Instrument No. 20001013-0101888, 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; and
3) Declaration of Covenants, Conditions and Restrictions for Somerset Farms of record in Book 8556, page 11, supplemented and amended in Book 9383, page 526, re-recorded in Book 9662, page 869, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons); and
4) By-Laws of Somerset Farms, of record in Book 8556, page 25, Register's Office for Davidson County, Tennessee; and
5) Charter of Incorporation of Somerset Farms Homeowner's Association, Inc. of record in Book 7382, page 225, amended in Book 7820, page 605, Book 8235, page 521, Book 8584, page 20, Register's Office for Davidson County, Tennessee; and
6) All matters appearing on the Plan of record in Plat Book 8250, page 522, Register's Office for Davidson County, Tennessee.