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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**File Box 9B:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 21650-08-2003** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $312,500.00.<br><br>Warren Thompson<br>Affiant<br><br>Subscribed and sworn to before me, 24th day of September, 2003.<br><br>J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires<br>NOTARY PUBLIC<br>J. Michael Morgan<br>My Commission Expires<br>July 30, 2005<br>STATE OF TENNESSEE<br><br>Davidson County DEEDWARR<br>Recvd: 09/30/03 13:21 2pgs<br>Fees:13.00 Taxes:1156.25<br><br>20030930-0144177 |

# WARRANTY DEED

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| **Address New Owner:**<br>Warren Thompson<br>600 Timber Lane<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br><br>Map No.117-02-0C<br>Parcel No. 001-00 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, **Evelyn K. Trabue and husband, Thomas M. Trabue, Jr.** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Warren Thompson** ("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 **600 Timber Lane, Nashville, TN, 37215**

*Thomas M. Trabue, Jr. joins in this conveyance to convey any and all marital interest he may have in said property.*

**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 the 24th day of September, 2003.

Evelyn K Trabue
**Evelyn K. Trabue**

T. M. Trabue
**Thomas M. Trabue, Jr.**

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 24th day of September, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1 together with Carport No. 1A on the Plan of Regency Park, being part of Woodlawn Manor, Inc. of record in Plat Book 3700, pages 111 and 112, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Association of Owners of the Regency Park Condominiums, a horizontal property regime established by Master Deed of record in Book 3815, page 778 amended in Book 4364, page 381; Book 4767, page 431; Book 5673, page 429, Book 6047, page 201; Book 7662, page 942; Book 7728, page 343; Book 9746, page 83; Book 11288, page 513, said Register's Office.

Being the same property conveyed to Thomas Malone Trabue, Jr. and wife, Evelyn K. Trabue by deed dated May 21, 1997 from Alfred Tate Rogers and wife, Martha S. Rogers of record in Book 10468, page 592, Register's Office for Davidson County, Tennessee. The said Thomas Malone Trabue, Jr. having conveyed his interest in said property to Evelyn K. Trabue by quitclaim deed of record in Book 11576, page 651, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;

1) 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;
2) Charter of Incorporation of Regency Park Homeowners Association of record in Book 8129, page 118, amended in Book 8500, page 717, Register's Office for Davidson County, Tennessee.
3) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Regency Park Condominium, of record in Book 3815, page 778, By-laws appended at page 788, amended in Book 4364, page 381, Book 4767, page 431, Book 5673, page 429, Book 6047, page 201, Book 7662, page 942, Book 7728, page 343, Book 9746, page 83, Book 11288, page 513, Register's Office for Davidson County, Tennessee.
4) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4067, page 947, Register's Office for Davidson County, Tennessee.
6) All matters appearing on the Plan of record in Plat Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee.
7) Easement for water mains and appurtenances of record in Book 3943, page 821 and Deed of Conveyance in Book 3953, page 348, Register's Office for Davidson County, Tennessee.
8) Repurchase Option of record in Book 3907, page 839 and counterpart in Book 5567, page 932, Register's Office for Davidson County, Tennessee.