9B

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21939-10-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $182,000.00. Patricia Green Affiant Subscribed and sworn to before me, 27th day of October, 2003. Catherine P. Clark Notary Public CATHERINE P. CLARK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 5-30-04 Davidson County DEEDWARR Recvd: 10/30/03 12:18 2pgs Fees:13.00 Taxes:673.40 20031030-0159815

WARRANTY DEED

Address New Owner: Melissa D. Brown 641 Old Hickory Boulevard #127 Brentwood, TN 37027	**Send Tax Bills To:** Countrywide Home Loans 718 Thompson Lane, Suite 104 Nashville, TN 37204	**Tax Information:** Map No.171.03 Parcel No. 088.00 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, **Roysan Allen, Unmarried** , ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melissa Dawn Brown** ("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 **641 Old Hickory Boulevard #127, 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 the 27th day of October, 2003.

Roysan Allen

Roysan Allen

STATE OF Virginia, *COUNTY OF* Fairfax *SS.:*

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

Witness my hand, at office, this 27th day of October, 2003.

Notary Public

My Commission Expires: My Commission Expires February 23, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 80 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg as of record in Plat Book 9700, page 364, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Roysan Allen, unmarried by deed dated October 31, 2000 from William E. Wainwright, unmarried of record in Instrument No. 20001102-0108780, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
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;
3) Restrictive covenants contained in an instrument of record in Book 7798, page 843, 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 to handicap, but does not discriminate against handicapped persons).
4) Declaration of Covenants, Conditions and Restrictions for Townhomes of Fredericksburg of record in Book 10126, page 435 amended in Book 10224, page 683 corrected in Book 10294, page 850 and made applicable in Book 10393, page 11 and further amended in Instrument No. 20000718-0070558, 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).
5) Declaration of Covenants, Conditions and Restrictions for Fredericksborg Homeowner's Association of record in Book 8920, page 65 amended in Book 9500, page 393, Book 9860, page 840 and Book 10694, page 541, 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).
6) By-Laws of Fredericksburg Homeowner's Association, of record in Book 8920, page 45 amended in Book 10694, page 539, Register's Office for Davidson County, Tennessee.
7) By-Laws of The Townhomes of Fredericksburg Homeowner's Association, of record in Book 10126, page 486 amended in Book 10275, page 959, Register's Office for Davidson County, Tennessee.
8) Charter of Incorporation of Townhomes of Fredericksburg Homeowner's Association of record in Book 10126, page 430, Register's Office for Davidson County, Tennessee.
9) Charter of Incorporation of Frederickburg Homeowner's Association of record in Book 8920, page 40, Register's Office for Davidson County, Tennessee.
10) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7358, page 643, Book 9607, page 431, Register's Office for Davidson County, Tennessee.
11) All matters appearing on the Plan of record in Plat Book 7900, page 509, Register's Office for Davidson County, Tennessee.
12) All matters appearing on the Plan of Amenities Area of Fredericksburg of record in Plat Book 7900, page 807, Register's Office for Davidson County, Tennessee.
13) All matters appearing on the Plan of record in Plat Book 9700, page 364, Register's Office for Davidson County, Tennessee.