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. 21913-10-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $169,000.00. Tiffany L. Spahn Affiant Subscribed and sworn to before me, 31st day of October, 2003. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Tiffany L. Spahn 453 Old Towne Drive Brentwood, TN 37027	**Send Tax Bills To:** Wells Fargo Home Mortgage 4456 Corporation Lane Virginia Beach, VA 23462	**Tax Information:** Map No.160.16 Parcel No. 045.00 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, **Cheryl M. Higgs,formerly known as Cheryl M. Casner, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tiffany L. Spahn, unmarried** ("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 453 Old Towne Drive, Brentwood, TN, 37027

Subject property has never been the marital residence of the Grantor.

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 31st day of October, 2003.

Cheryl M. Higgs

Davidson County DEEDWARR
Recvd: 11/04/03 13:35 2pgs
Fees:13.00 Taxes:625.30
20031104-0161731

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Cheryl M. Higgs**, 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 31st day of October, 2003.

Notary Public

My Commission Expires:

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

Land in Davidson County, Tennessee, being Unit No. 45 on the Plan of The Terraces at Brentwood Chase as of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Cheryl M. Casner, an unmarried woman by deed dated August 29, 2001 from Pulte Homes Tennessee Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20010831-0094735, Register's Office for Davidson County, Tennessee. The said Cheryl M. Casner now known as Cheryl M. Higgs.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Declaration of Covenants, Conditions and Restrictions for Terraces at Brentwood Chase of record in Instrument No. 20001214-0123057 amended in Instrument No. 20010119-0005975 and Instrument No. 20010328-0029845, 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);
3) Declaration of Covenants, Conditions, and Restrictions for Brentwood Chase Community, of record in Instrument No. 20000531-0053798 amended in Instrument No. 20000831-0076366, 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) By-Laws of Terraces at Brentwood Chase Townhome Association, Inc., of record in Instrument No. 20001014-0123058, Register's Office for Davidson County, Tennessee;
5) Dedication of common area to Brentwood Chase Community Association, Inc. of record in Instrument No. 20010208-0012529, Register's Office for Davidson County, Tennessee
6) Charter of Incorporation of Terraces at Brentwood Chase Townhome Association, Inc. of record in Instrument No. 20001214-0123056, Register's Office for Davidson County, Tennessee;
7) Storm water detention agreement of record in Book 11115, pages 281 and 286, Register's Office for Davidson County, Tennessee;
8) Easement for water mains and appurtenances of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee;
9) Easement for drainage of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee;
10) All matters appearing on the Plan of record in Plat Book 9700, pages 653 and 654 and Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee.