Davidson County DEEDWARR
Recvd: 02/05/04 11:11 2pgs
Fees:13.00 Taxes:628.63
20040205-0014119

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Judith Adkins
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of January, 2004.

Sharon L. Riney
Notary Public

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 5-27-07

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Courtney Lee Johnson
753 Harpeth Trace
Nashville, Tennessee

SEND TAX BILLS TO:
Pulte Mortgage, LLC
7475 S. Joliet St.
Englewood, CO 80112

MAP-PARCEL NUMBERS:
143-02-0-C-012.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kurt W. Lutz, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Courtney Lee Johnson** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Harpeth Knoll Planned Unit Development of record in Book 5200, page 764, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kurt W. Lutz by Warranty Deed from Carole Ann Love, as Trustee of the Carole Ann Love Living Trust, of record in Book 11712, page 922, Register's Office for Davidson County, Tennessee, dated October 15, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 764, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6280, Page 478, Register's Office for Davidson County, Tennessee.

Easement of record in Book 6380, Page 201, Book 7121, page 291, Book 7465, page 719, Register's Office for Davidson County, Tennessee.

Easement for Electrical Pad to Metropolitan Government of Nashville and Davidson County of record in Book 7465, page 719, Register's Office for Davidson County, Tennessee.

Articles of Incorporation of record in Book 6262, page 636 and amended in Book 8176, page 699, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6272, page 636, Register's Office for Davidson County, Tennessee.

Dedication of Common Area of record in Book 6353, page 228, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6280, page 486, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County taxes for the year 2003 have been paid.

This is improved property known as 753 Harpeth Trace, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of January, 2004.

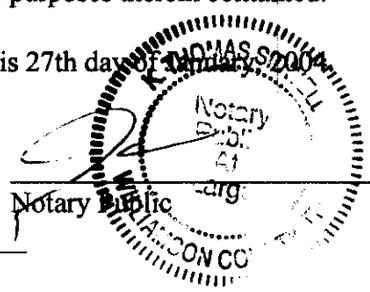
Kurt W. Lutz

Kurt W. Lutz
by Deirdre N. Russell
his atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deirdre N. Russell, with whom I am personally acquainted and who proved herself to be the attorney in fact of Kurt W. Lutz and who being authorized to do so acknowledged she executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of January, 2004.



Notary Public

My Commission Expires: 11/2/07

09893-BP