Davidson County DEEDWARR
Recvd: 02/06/04 13:41 3pgs
Fees:18.00 Taxes:512.17
20040206-0014853

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,425.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of January, 2004.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. ... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY ...

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:
Owen W. Fennell
204 Wyndom Court
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel 26-6-A-2 CO

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, **Dial Properties, LLC** hereinafter referred to as Grantors, hereby transfers and conveys to **Owen W. Fennell** 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:

Being Lot No.2 on the final plat of record in Book 8250, page 995, for the Townhomes at Windsor Green, Phase 1, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dial Properties, LLC by Special Warranty Deed from USI Properties, Inc., a Delaware Corporation, of record in Book 10832, page 144, Register's Office for Davidson County, Tennessee, dated February 26, 1998.

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 8250, Page 995, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6406, Page 929, Book 11164, Page 69, and Instrument 2001110801-22758, Register's Office for Davidson County, Tennessee.

Easement for Cable T.V. of record in Book 11534, Page 618, Register's Office for Davidson County, Tennessee.

Easement for Water Mains of record in Book 6255, Page 578, Register's Office for Davidson County, Tennessee.

Easement for Sewer/Storm Drainage of record in Book 8326, Page 230, Register's Office Davidson County, Tennessee.

HOA Charter of record in Book 6396, Page 542, and Book 8192, Page 65, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 7864, Page 369, Register's Office for Davidson County, Tennessee.

Absolute Release and Covenant Not to Sue (Hazardous Materials) of record in Book 10832, Page 144, Register's Office for Davidson County, Tennessee.

A judgment lien search was performed; no liens were found.

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.

NOTE: The following ALTA Endorsement Forms will be attached to the policy when issued: 8.1, 9.0, 5.0, 6.0

County and/or City taxes for the year 2004, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 204 Wyndom Court, Goodlettsville, Tennessee 37072.

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 30th day of January, 2004.

Dial Properties, LLC

By: JOHN LARRY DIAL

Its: Chief Manager

09860-KW

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of said County and State, personally appeared John Lacey Dial, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Dial Properties, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal this 30th day of January, 2004.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.