①

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Mary Fran Strunk
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 6th day of February, 2004.

Ann M. Dedet
Notary Public

ANN M. DEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 7/25/2005

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/04 14:48 2pgs
Fees:13.00 Taxes:962.00
20040210-0016131

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Robin F. Doney
5336 Fredericksburg Way W
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Navy Federal Credit Union
P.O. Box 3326
Merrifield, VA 22119-3326

MAP-PARCEL NUMBERS:
171-3-A-131CO

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, **David Leon Dowling II and wife, Ellen Dowling,** * hereinafter referred to as Grantor, hereby transfers and conveys to **Robin F. Doney, a married person,** hereinafter referred to as Grantee, 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. 108 on the Plan of Section 6B, Fredericksburg, of record in Book 7900, page 509, amended in Book 9700, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Leon Dowling, II, by Warranty Deed from Radnor Homes, Inc. of record in Book 10712, page 648, Register's Office for Davidson County, Tennessee, dated December 5, 1997.

*Ellen Dowling, wife of David Leon Dowling, III, joints in this instrument to convey any and interest she has in said property.

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 7900, Page 509, as amended in Plat Book 9700, page 151, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions for Fredericksburg including but not limited to, easements, assignments, charges and liens contained in an instrument of record in Book 8920, Page 65, as amended in Book 9500, page 393, Book 9860, page 840, and in Book 10694, page 541, Register's Office for Davidson County, Tennessee.

By-Laws for Fredericksburg Homeowner's Association of record in Book 8920, page 45, amended of record in Book 10694, page 539, Register's Office for Davidson County, Tennessee.

Charter for Fredericksburg Homeowner's Association, Inc. of record in Book 8920, page 40, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7993, Page 269, Register's Office for Davidson County, Tennessee.

Easement granted to the State of Tennessee of record in Book 7851, page 712, Register's Office for Davidson County, Tennessee.

Easements of record in Book 9698, page 81, Book 9698, page 124, Book 9607, page 431, and in Book 10623, page 831, Register's Office for Davidson County, Tennessee.

Amenities Area of Fredericksburg Homeowner's Association, Inc. of record in Book 9443, page 538, and Book 7900, page 807, 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 and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 5336 Fredericksburg Way W, Brentwood, Tennessee 37027.

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 6th day of February, 2004.

David Leon Dowling, II

David Leon Dowling, II

Ellen Dowling

Ellen Dowling

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 David Leon Dowling II, and Ellen Dowling with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of February, 2004.

Notary Public

My Commission Expires: 10-18-04

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

09931-BP