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. 22208-01-2004** 9B	*STATE OF TENNESSEE, COUNTY OF DAVIDSON:* The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. **Affiant** Subscribed and sworn to before me this 30th day of January, 2004. **Notary Public** NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

WARRANTY DEED

Address New Owner: Suzanne Kessler 401 Bowling Avenue #4 Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.104.13-A Parcel No. 005.00 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, **Mahlon D. Johnson, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Suzanne Kessler, 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 **401 Bowling Avenue #4, Nashville, TN, 37205**

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 30 day of January, 2004.

Mahlon D Johnson

Mahlon D. Johnson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 30 day of January, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/12/04 14:17 2pgs
Fees:13.00 Taxes:703.00

20040212-0017014

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building Site No. 5, Unit 4 on the Plan of Section One, Richmeade Place, of record in Plat Book 4860, page 44, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Richmeade Place, a horizontal property regime established by Master Deed of record in Book 4941, page 637, said Register's Office.

Being the same property conveyed to Mahlon D. Johnson, a single person, by deed dated 3/26/97 from Samuel S. Milam and wife, Donna Lynn Milam (f/k/a Donna Lynn Horsewood) of record in Book 10397, Page 394, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Declaration of Covenants, Conditions By-Laws and Retrictions for Richmeade Place, of record in Book 4941, Page 637, amended in Book 5036, Page 338; Book 5213, Page 945; supplemented in Book 5019, Page 946; Book 5039, Page 256; Book 5094, Page 473; Book 5328, Page 385; Book 5408, Page 210 and Book 5733, Page 628, 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).
3) Charter of Incorporation of Richmeade Place Homeowners Association, Inc.
4) of record in Book 4942, Page 633, Register's Office for Davidson County, Tennessee.
5) All matters appearing on the Plan of record in Plat Book 4860, page 44, Register's Office for Davidson County, Tennessee.