STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Beth A Sena
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 12th day of February, 2004.

Notary Public

My Commission Expires: 11.2005

DONALD R. BARRETT WILLIAMSON COUNTY, TN NOTARY PUBLIC AT LARGE

WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 02/17/04 14:30 2pgs
Fees:13.00 Taxes:466.20
20040217-0018080

ADDRESS NEW OWNER(S) AS FOLLOWS:
Beth A. Sena
539 Upsall Drive
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 163-110-C-017.00CO

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, **Gilbert R. Maroney, married,** hereinafter referred to as Grantors, hereby transfers and conveys to **Beth A. Sena, a single person,** 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 all of Unit 17 Bell Forge Village III, Section 5 Rev., as shown by plat and survey of record in Plat Book 6900, Page 632, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gilbert R. Maroney by Quitclaim Deed from Chelita Lynn Maroney of record at Instrument No. 2000 122001 24734, Register's Office for Davidson County, Tennessee, dated December 13, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 632, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7224, Page 209, Book 7461,Page 530, Book 7464, Page 967, Book 7508, Page 659, Book 7524, Page 552, Book 7809, Page 936, Book 7844, Page 735, and at Instrument No. 200106270068130, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 6887, Page 495, Book 7483, Page 989, Book 7491, Page 883, Book 8154, Page 962, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 6040, Page 534, Book 7224, Page 241, Book 7461, Page 565, Book 7552, Page 83, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6306, Page 644 and Instrument No. 200106270068129, 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 GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 539 Upsall Drive, Antioch, Tennessee 37013.

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 12th day of February, 2004.

Gilbert R. Maroney

Mary Annette Maroney *

* Mary Annette Maroney conveys any and all of her martial interest in the subject property.

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 Gilbert R. Maroney and Mary Annette Maroney, 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 12th day of February, 2004.

Notary Public

My Commission Expires: 11.2005

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

09967-BW