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. 22287-01-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $84,600.00. Pamela F. Parton Affiant Subscribed and sworn to before me this 17th day of February, 2004. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Pamela F. Parton 607 Hickory Glade Court Antioch, TN 37013	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.162.01 Parcel No. 045.00 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, **Michael L. Harrison, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela F. Parton, 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 607 Hickory Glade Court, Antioch, TN, 37013

Subject property is not the marital residence of the Grantor.

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 17th day of February, 2004.

Michael L Harrison
Michael L. Harrison

Davidson County DEEDWARR
Recvd: 02/23/04 15:32 2pgs
Fees:13.00 Taxes:313.02

20040223-0020521

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael L. Harrison**, 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 17th day of February, 2004.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 45 on the Plan of Phase 2 Hickory Glade as of record in Plat Book 6250, pages 888 and 889, revised in Plat Book 6900, page 41, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael L. Harrison by deed dated May 1, 2001 from Rebecca L. Thyhsen and Shirley C. Cartman of record in Instrument No. 20040628-0068770, 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 and Restrictions for Hickory Glade, Phase One of record in Book 6824, page 929, re-recorded in Book 6893, page 896, amended in Book 6824, page 952, re-recorded in Book 6898, page 919, amended in Book 6898, page 920, Book 6957, page 473 and Instrument No. 20031223-0182416, 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). Appointment of Successor Trustee of record in Book 11443, page 625, Register's Office for Davidson County, Tennessee;
3) By-Laws of Hickory Glade, Phase One, Home Owners Association, of record in Book 6878, page 390, amended in Book 10697, page 182, Register's Office for Davidson County, Tennessee
4) Dedication of common area to Hickory Glade Home Owners Association, I of record in Book 6898, page 921, re-recorded in Book 6899, page 562 and in Book 7260, page 72, Register's Office for Davidson County, Tennessee;
5) Charter of Incorporation of Hickory Glade Home Owners Association, Inc. of record in Book 6845, page 780, Register's Office for Davidson County, Tennessee;
6) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7384, page 941, Register's Office for Davidson County, Tennessee;
7) Storm water detention agreement of record in Book 6796, page 991, Register's Office for Davidson County, Tennessee;
8) All matters appearing on the Plan of record in Plat Book 6250, page pages 888 and 889, revised in Book 6900, page 41, Register's Office for Davidson County, Tennessee.