This instrument prepared by:
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Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/04/04 14:06 2pgs
Fees:13.00 Taxes:386.65
20040304-0024788

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Joy Ruth Lewis **749 Fox Ridge Drive** **Brentwood, TN 37027**	**same**	**160-14-0-C-049.00 CO**

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristie L.Conrad, single**, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Joy Ruth Lewis**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit 749 on the plan of Brentwood Trace Condominiums Section II of record in Plat Book 5200, page 376 and 377, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums, Section Two, a horizontal property regime established by Master Deed of record in Book 5818, page 915, and the By-Laws of record in Book 5818, page 925, as amended in Book 5868, page 70, said Register's Office.
>
> Being the same property conveyed to Kristie L. Conrad, unmarried, by deed from Sue B. McMahan, a widow, of record in Book 10287, page 506, Davidson County Register of Deeds.

SUBJECT TO THE FOLLOWING:

1. 2004 Taxes are a lien, but not yet due and payable.
2. Master Deed of Homeowners Association of record in Book 5818, page 915, RODC, TN.
3. By-Laws of Homeowners Association of record in Book 5818, page 925, amended in Book 5868, page 70, RODC, TN.
4. Easement of record in Book 6122, page 419 and Book 6122, page 419, RODC, TN.
5. Storm Water Agreement of record in Book 5861, page 411, ROWC, TN.
6. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), her heirs and assigns, forever;

AND I COVENANT with the said Grantee(s) that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I 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.

This ( ) unimproved (X) improved property is known as: 749 Fox Ridge Drive, Brentwood, TN 37027.

WITNESS OUR HAND(S) THIS 27TH DAY OF FEBRUARY, 2004 IN FRANKLIN, TENNESSEE.

Kristie Lynette Conrad
SELLER: Kristie L. Conrad

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Kristie L. Conrad, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 27th day of February, 2004 in Franklin, TN.

Cynthia Ann Gore
Notary Public

My Commission Expires: 2/5/06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $104,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 27th day of February, 2004, in Franklin, Tennessee.

Cynthia Ann Gore
Notary Public

My Commission Expires: 2/5/06