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Davidson County DEEDWARR
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20040308-0026356

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of February, 2004.

Notary Public

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/2006

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Grady T. Parton,Jr.
2066 Nashboro Boulevard
Nashville, Tennessee 37217

SEND TAX BILLS TO:
ABN AMRO Mortgage Group
2600 W. Big Beaver Road
Troy, MI 48084

MAP-PARCEL NUMBERS:
135-12-B-47

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, **Mark D. Brown and wife, Rose D. Brown** hereinafter referred to as Grantors, hereby transfers and conveys to **Grady T. Parton, Jr.** 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:

Land in Davidson County, Tennessee, being Unit No. 47 on the plan of a Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7 of record in Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark D. Brown and wife, Rose D. Brown by Warranty Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument No. 20020829-0104619, Register's Office for Davidson County, Tennessee.

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 4660, Page 156 and in Plat Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4827, Page 14, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowner Association, Inc. contained in an instrument of record in Book 11703, Page 520, as amended in Instrument No. 20000316-0027171 and in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee.

By-Laws of Fairway Pointe Homeowner Association, Inc. contained in an instrument of record in Book 11703, Page 560, Register's Office for Davidson County, Tennessee.

PUD boundary Plat of record in Instrument No. 20020710-0083054, said Register's Office.

Easement of record in Book 8870, Page 887, and in Book 8870, page 932, Register's Office for Davidson County, Tennessee.

Easement as established and reserved of record in Book 10110, Page 854, said Register's Office.

Easement for Cable Television of record in Instrument No. 200001012-0101575, said Register's Office.

Easement for Metro Government of record in Book 4860, page 74, and Book 4815, page 425, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20010314-0024179, and Instrument No. 20020815-0098780, said Register's Office.

Easements set forth in Judgement of Declaration of Taking for the J. Percy Priest Dam and Reservoir Project, Stones River, Tennessee, of record in Book 4254, page 410, said Register's Office.

Public Right -of - Way Dedication of record in Book 4460, page 149-151, said Register's Office.

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 2066 Nashboro Boulevard, Nashville, Tennessee 37217.

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 27th day of February, 2004.

Mark D. Brown by Attorney

Mark D. Brown

Rose D. Brown by Attorney

Rose D. Brown

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 K. Thomas Sidwell, with whom I am personally acquainted and who proved himself to be the attorney in fact of Mark D. Brown and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February, 2004.

Notary Public

My Commission Expires: 11-22-05

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 K. Thomas Sidwell, with whom I am personally acquainted and who proved himself to be the attorney in fact of Rose D. Brown and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

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Notary Public

My Commission Expires: 11-22-05

WILLIAMSON COUNTY TN NOTARY PUBLIC LAHUE

WILLIAMSON COUNTY TN NOTARY PUBLIC LAHUE D R BARRETT JR

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