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. 22480-03-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $168,000.00. Melinda Krisann Hodges Affiant Subscribed and sworn to before me this 15th day of March, 2004. Notary Public My Commission Expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 3/26/05

WARRANTY DEED

Address New Owner: Melinda Krisann Hodges 7252 Highway 70 South #905 Nashville, TN 37221	**Send Tax Bills To:** First Horizon Home Loan Corp 4000 Horizon Way Irving, Texas 75063	**Tax Information:** Map No.142.07 Parcel No. 038.00 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, **Christopher L. Brubaker, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Melinda Krisann Hodges, 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 7252 Highway 70 South #905, Nashville TN 37221

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 15th day of March, 2004.

Christopher L. Brubaker by Gerald G. Patterson Atty In Fact

Christopher L. Brubaker. BY: Gerald G. Patterson, Jr., Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 03/16/04 12:56 2pgs
Fees:13.00 Taxes:621.60
20040316-0029834

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gerald G. Patterson** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Christopher L. Brubaker** and is authorized by the said **Christopher L. Brubaker** to execute this instrument on HIS behalf.

Witness my hand, at Office, this 15th day of March, 2004.

My commission expires:
9-25-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 38 Unit No. 905, together with the appurtenant interest in the common elements of Bellevue Commons Townhomes, a horizontal property regime by Master Deed of record as Instrument No. 200007200071772 re-recorded in Instrument No. 200008280084760, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to Christopher L. Brubaker, an unmarried man by deed dated August 28, 2002 from Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership of record as Instrument No. 20020830-0105226, 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) Charter of Incorporation of Bellevue Commons Townhome Association, Inc. of record in Instrument No. 200007200071771, amended in Instrument No. 20000915-0091868 and in Instrument No. 20001009-0100204, Register's Office for Davidson County, Tennessee;
3) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Bellevue Commons Townhomes, of record in Instrument No. 200007200071772 and re-recorded in Instrument No. 200008280084760, Register's Office for Davidson County, Tennessee;
4) Easement for ingress and egress of record in Book 7308, page 762, Register's Office for Davidson County, Tennessee;
5) Easement for storm drainage of record in Instrument No. 200003100025049, Register's Office for Davidson County, Tennessee;
6) Perpetual easement of record in Book 5202, page 736, Register's Office for Davidson County, Tennessee;
7) Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 11426, page 63, Register's Office for Davidson County, Tennessee;
8) Storm water detention agreement of record in Instrument No. 200006160060368, Register's Office for Davidson County, Tennessee.