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. 22430-02-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $865,000.00. Affiant Subscribed and sworn to before me this 9th day of April, 2004. NOTARY PUBLIC AT LARGE / Notary Public J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/16/04 11:37 2pgs
Fees:13.00 Taxes:3200.50

20040416-0043066

WARRANTY DEED

Address New Owner: E. W. Stephenson, Jr. 906 Bowring Park Nashville, TN 37215	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.117.13 Parcel No. 134.00 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, **Krohn Homes, LLC**, a Tennessee limited liability Company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **E. W. Stephenson, Jr. and Connie C. Stephenson, husband and wife** ("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 906 Bowring Park, Nashville, TN 37215

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 9th day of April, 2004.

Krohn Homes, LLC

BY: _____
Jerry Krohn, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Jerry Krohn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Officer (or other officer authorized to execute the instrument) of Krohn Homes LLC., the within named bargainor, a corporation, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such aforesaid authorized officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 9th day of April, 2004.

_____
Notary Public

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 906 on the Plan of Abbottsford Phase 2, Revision 1, in Plat of record as Instrument No. 20010502-0044874, as revised in Instrument No. 200203050027572, as corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Krohn Homes, LLC, a Tennessee limited liability Company by deed dated 2/28/2003 from James W. Bilyeu etux Wadean Bilyeu of record in Instrument No. 20030304-0027991, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been prorated by the parties and assumed by the Grantee(s)
2. Restrictive covenants and Reciprocal Easements contained in an instrument of record in Book 6478, page 177, as amended in Book 6530, page 242, 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);
3. Declaration of Covenants, Conditions and Restrictions for Abbottsford of record in Book 6537, page 303, amended and restated in Book 8106, page 1, Book 8627, page 254, Book 9381, page 876. Book 10458, page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152 and rerecorded in Instrument No. 20010514-0049648, 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 tohandicap, but does not discriminate against handicapped persons).
4. Dedication of common area to Abbottsford Homeowners Association, Inc. of record in Book 7175, page 761, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Abbottsford Homeowners Association, Inc. of record in Book 6548, page 213, Register's Office for Davidson County, Tennessee.
6. Easement for underground utility of record in Book 8643, page 272, Register's Office for Davidson County, Tennessee.
7. Easement for purpose of maintaining wall of record in Book 9421, page 147, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 5128, page 953, Register's Office for Davidson County, Tennessee.
9. Easement for Gas service line or fuel line of record in Book 7272, page 746, Register's Office for Davidson County, Tennessee.
10. Easement for water line of record in Book 1037, page 572, and in Book, 1286, page 690, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.
12. All matters appearing on the Plan of Frank R. Lev Property of record in Book 6250, page 418, Register's Office for Davidson County, Tennessee.
13. All matters appearing on the Plan of record in Instrument No. 20010502-0044874, amended of record in Instrument No. 200203050027572, as corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee.