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. 22588-03-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $197,000.00. Michele Verebelyi Affiant Subscribed and sworn to before me this 16th day of April, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Zoltan Verebelyi, Linda Verebelyi and Michele Verebelyi 320 Old Hickory Boulevard, #2705 Nashville, TN 37221	**Send Tax Bills To:** Wells Fargo Home Mortgage, Inc. 4700 N. Sterling Avenue, 1st Floor Peoria, IL 61615-3665	**Tax Information:** Map No.128.12-0A Parcel No. 120.00 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, **Mitzi G. Maddox, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zoltan Verebelyi and wife, Linda Verebelyi and Michele Verebelyi** ("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 320 Old Hickory Boulevard, #2705, 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 16th day of April, 2004.

Mitzi G. Maddox

Mitzi G. Maddox

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mitzi G. Maddox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 04/23/04 13:51 2pgs
Fees:13.00 Taxes:728.90

20040423-0046503

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 120, Building No. 27, together with the appurtenant interest in the common elements of Eagle Ridge At The Reserve, Section 7, Phase 1B, a horizontal property regime established by Master Deed, of record as Instrument No. 20011011-0110875 as amended in Instrument No. 20030108-0003694, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned amendment to the Master Deed.

Being the same property conveyed to Mitzi G. Maddox, unmarried by deed dated September 3, 2003 from Eagle Ridge At The Reserve, LLC, A Tennessee limited liability company of record in Instrument No. 20030908-0130951, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Charter of Incorporation of Eagle Ridge At The Reserve Homeowners' Association, Inc. of record in Instrument No. 20010112-0003836 amended in Instrument No. 20010112-0003839, 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 Eagle Ridge At The Reserve, of record in Instrument No. 20011011-0110875, amended in Instrument No. 20020524-0063780 and Instrument No. 20030108-0003688 and Instrument No. 20030108-0003694, Register's Office for Davidson County, Tennessee;
4. Easement for drainage of record in Book 7861, page 559 and Book 8083, page 534, Register's Office for Davidson County, Tennessee;
5. Storm water detention agreement of record in Instrument No. 20001103-0109348, Register's Office for Davidson County, Tennessee;
6. All matters appearing on the Plan of Robertson Highlands of record in Plat Book 7900, page 896-898, Register's Office for Davidson County, Tennessee;
7. All matters appearing on the Plan of record in Plat Book Instrument No. 20030106-0001894, Register's Office for Davidson County, Tennessee.