This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Karen Green Pruitt
641 Old Hickory Blvd. #306
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/03/04 10:12 2pgs
Fees:13.00 Taxes:821.40
20040503-0049883

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
ABN AMRO Mortgage Group, Inc.
P.O. Box 57068
Irvine Ca 92619-7068

MAP **171-3**
GROUP **B**
PARCEL **130-CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Claire Smith, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Karen Green Pruitt, married**, hereinafter called the "GRANTEE", her 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. 46 on the Plan of Phase One, Section Three Townhomes of Fredericksburg, of record in Plat Book 9700, page 485, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Claire Smith, unmarried by deed from Pulte Tennessee Limited Partnership of record in Book 11045, page 870, re-recorded in Book 11127, page 41, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Taxes for 2004, and subsequent years; the Plan, with Owner's Certificate, of record in Plat Book 9700, page 485, said Register's Office, to which plan reference is hereby made for a more complete description; the Declaration of Covenants, Conditions, and Restrictions of record in Book 10126, page 434, Book 10224, page 683, Book 10294, page 850, Inst. No. 200007180070558, By-Laws of record in Book 10275, page 959, said Register's Office, which sets forth assessments, liens, and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property known as 641 Old Hickory Blvd. #306, Brentwood, Tennessee 37027.

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", her heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 29th day of April, 2004.

Claire Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Claire Smith**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of April, 2004.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $222,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/08