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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 22591-03-2004**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $285,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 30th day of April, 2004.<br><br>Notary Public<br><br>My Commission Expires: |

# WARRANTY DEED

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| **Address New Owner:**<br>Michael J. Buckland<br>805 Harpeth Trace Place<br>Nashville, TN 37221 | **Send Tax Bills To:**<br>AmSouth Bank<br>P.O. Box 57046<br>Irvine, CA 92619-7046 | **Tax Information:**<br><br>Map No.143.02-0A<br>Parcel No. 048.00 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, **Pamela A. Marks, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael J. Buckland and wife, Sarah Buckland** ("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 805 Harpeth Trace Place, 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 30th day of April, 2004.

Pamela A. Marks

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Pamela A. Marks**, 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 30th day of April, 2004.

Notary Public

My Commission Expires:

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

Davidson County DEEDWARR
Recvd: 05/05/04 16:04 2pgs
Fees:13.00 Taxes:1054.50

20040505-0051701

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Phase Three Harpeth Trace Estates as of record in Plat Book 5200, pages 751-753, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth M. Marks and wife, Pamela A. Marks by deed dated June 25, 1986 from Signature Homes of record in Book 6899, page 957, Register's Office for Davidson County, Tennessee. Being further conveyed to Pamela A. Marks by quitclaim deed from Kenneth M. Marks of record in Book 10661, page 824, 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. Declaration of Covenants, Conditions and Restrictions for Harpeth Trace Estates of record in Book 5120, page 208, Book 5120, page 918, corrected in Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357 and Book 6274, page 148, 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);
3. Charter of Incorporation of Harpeth Trace Services Association of record in Book 5120, page 199, amended in Book 6556, page 694, Register's Office for Davidson County, Tennessee;
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4889, page 192, Book 5099, page 783, Book 5142, page 690 and 694, Book 5360, page 320, Book 5364, page 882, Register's Office for Davidson County, Tennessee;
5. Easement of record in Book 6407, page 892, Register's Office for Davidson County, Tennessee;
6. Easement for Metropolitan Government of Nashville and Davidson County of record in Book 7629, page 243, Register's Office for Davidson County, Tennessee;
7. All matters appearing on the Plan of record in Plat Book 5200, page 751-753, Register's Office for Davidson County, Tennessee.