STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,600.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2004.

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

My Commission Expires: 12/15/07

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/04 13:00 2pgs
Fees:13.00 Taxes:379.62

20040511-0053852

THIS INSTRUMENT WAS PREPARED BY

Hickory Hollow Title, LLC
301 S. Perimeter Park Dr.
Suite 114
Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kay G. Owens
3014 Penn Meade Way
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
52-13-0-B-134.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jackee L. Sisk** hereinafter referred to as Grantors, hereby transfers and conveys to **Kay G. Owens** hereinafter referred to as Grantees, their 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 Lot Number 172 of the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 2, of record in Plat Book 9700, page 858 amended in Plat Book 6900, page 650, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jackee L. Sisk, by Warranty Deed from Fox Ridge Homes, Inc., of record in Instrument #20001218-0123708, Register's Office for Davidson County, Tennessee, dated December 12, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 858, as revised in Instrument #20031006-0147480, said Register's Office.

Restrictive covenants contained in an instrument of record in Instrument #20020425-0051349, said Register's Office.

HOA Charter of record in Book 8069, Page 158 and Instrument #20020425-0051348, said Register's Office.

Conveyeance of Common Area of record in Instrument #20020503-0054718, said Register's Office.

Easement for Water and Sewer, of record in Book 7061, Page 196, said Register's Office.

Storm Water Detention Agreement, of record in Instrument #20010816-0088874, said Register's Office.

Easement of record in Book 7296, Page 484, Book 11030, Page 731, and Book 3961, Page 681, said Register's Office.

Subject to all matters on the plan of record in Book 6900, Page 650 and 651 and in Book 6900, Page 671, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of River Glen Open Space One, Part of a Planned Unit Development of record in Instrument #20030319-0036614, Register's Office for Davidson County, Tennessee.

Subject to right of others in and to the common areas and/or elements on River Glen.

Subject to lien for special assessments as contained in the restrictions.

Any and all visible easement lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 3014 Penn Meade Way, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 30th day of April, 2004.

Jackee L. Sisk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jackee L. Sisk, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2004.

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public

My Commission Expires: 12/3/07