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. 22586-03-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $429,000.00. Brenda Lane Affiant Subscribed and sworn to before me this 26 day of May, 2004. Kathy Snider Notary Public My Commission Expires: RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 5/28/06

BOX 10-A

WARRANTY DEED

Address New Owner: Seth Walker Norman 176 Charleston Park Nashville, TN 37205	**Send Tax Bills To:** Synovus Mortgage Corporation 800 Shades Creek Pkwy #375 Birmingham, AL 35209	**Tax Information:** Map No.116.08-0G Parcel No. 176.00 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, **Claire M. Dempsey, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Seth Walker Norman, unmarried** ("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 176 Charleston Park, Nashville, TN 37205

Subject property has never been the marital residence of the Grantor.

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 26th day of May, 2004.

Claire M. Dempsey

Claire M. Dempsey

STATE OF Minnesota, COUNTY OF Hennepin SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Claire M. Dempsey**, 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 26th day of May, 2004.

Laura B. Williams

Notary Public

My Commission Expires: 1-31-05

LAURA B. WILLIAMS
Notary Public
Minnesota
My Commission Expires January 31, 2005

Davidson County DEEDWARR
Recvd: 05/27/04 10:33 2pgs
Fees:13.00 Taxes:1587.30

20040527-0062401

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 176 on the Plan of Sugartree Phase 3 (Revised), as of record in Plat Book 5050, pages 67-71, amended in Book 5162, page 632, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Book 5121, page 89, Page 5162, page 632, Book 5186, page 958 and Book 9259, page 833, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Dorothy J. McIhenny by deed dated July 16, 1990 from Freya B. Miller, an unmarried person of record in Book 8154, page 73, Register's Office for Davidson County, Tennessee. Dorothy J. McIlhenny has since died and devised said property to Claire M. Dempsey by will of record in Instrument No. 5453/1214024, Probate Court 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 Amended and Restated Covenants, Conditions and Restrictions for Sugartree of record in Book 11758 page 466, 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. Dedication of common area to Sugartree Homeowner's Association, Inc. of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record in Book 5050, pages 67-71, amended in Book 5162, page 632, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer of record in Book 3400 page 63, Register's Office for Davidson County, Tennessee.