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. 22866-05-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me this 24th day of May, 2004. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Christian Rhea, Janet A. Rhea 6025 Gessner Lane Brentwood, TN 37027	**Send Tax Bills To:** Suntrust Bank 201 4th Ave. North 7th Floor Nashville, TN., 37219	**Tax Information:** Map No.172.05-0B Parcel No. 117.00 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, **Bryan D. Risner and wife, Elizabeth Risner**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Christian Rhea and wife, Janet A. Rhea** ("Grantee"), their 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 6025 Gessner Lane, Brentwood, TN 37027

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 24th day of May, 2004.

Bryan D. Risner

Elizabeth Risner

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 24th day of May, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/27/04 14:34 2pgs
Fees:13.00 Taxes:869.50

20040527-0062676

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 3 on the Plan of Sterling Oaks, Phase III, as of record as Instrument No. 200011220115320, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Bryan D. Risner and wife, Elizabeth Risner by Deed dated, June 3, 2002 from David M. McLean and wife, Jennifer B. McLean of record in Instrument No. 20020605-0068208, 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 Grantees.
2. Declaration of Covenants, Conditions and Restrictions for Sterling Oaks, Phase III of record in Instrument No. 20001214-0123042, 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. Declaration of Covenants, Conditions and Restrictions for Sterling Oaks Homeowners Association, Inc. of record in Book 10951, page 547, amended in Book 11514, page 959, 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).
4. By-Laws of Sterling Oaks Phase III Homeowner's Association, Inc., of record in Instrument No. 20001214-0123043, Register's Office for Davidson County, Tennessee.
5. By-Laws of Sterling Oaks Homeowner's Association, Inc., of record in Book 10951, page 590, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Sterling Oaks Phase III Homeowner's Association, Inc. of record as Instrument No. 20001214-0123041, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Sterling Oaks Homeowners Association, Inc. of record in Book 10951, page 540, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7121, page 177, 181 and 185 and Book 7250, page 761, and Book 7573, page 231, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee.
10. Easement for use of a spring of record in Book 2240, page 167, Book 2927, page 75 as corrected in Book 2996, page 487, Register's Office for Davidson County, Tennessee.
11. Easement for transmission line of record in Book 1174, page 37 and Book 1205, page 17, Register's Office for Davidson County, Tennessee.
12. Agreement for Cancellation and Extinguishment of Easement recorded in Book 9474, page 745, Register's Office for Davidson County, Tennessee.