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. 22877-05-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $82,680.00. Todd Pachey Affiant Subscribed and sworn to before me this 24th day of May, 2004. J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE Notary Public

WARRANTY DEED

Address New Owner: Todd Pachey 322 Summit Ridge Circle Nashville, TN 37215	**Send Tax Bills To:** Suntrust Mortgage, Inc. 201 4th Ave. North 7th Floor Nashville, TN 37219	**Tax Information:** Map No.131.05-0B Parcel No. 322.00 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, **Emily Elizabeth Walter, an unmarried person**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd Pachey, an unmarried person** ("Grantee"), his 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 322 Summit Ridge Circle, Nashville, TN 37215

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.

Emily Elizabeth Walter

Emily Elizabeth Walter

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Emily Elizabeth Walter, an unmarried person**, 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 24th day of May, 2004.

J. Michael Morgan

Notary Public

My Commission Expires: _____

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Davidson County DEEDWARR
Recvd: 05/27/04 14:36 2pgs
Fees:13.00 Taxes:305.92

20040527-0062678

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 322, together with the appurtenant interest in the common elements of Four Seasons Condominum horizontal property regime established by Master Deed, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emily Elizabeth Walter, an unmarried person by deed dated, Mary 27, 1998 from Claudia E. Gardner Goodson, unmarried of record in Book 10955, page 941, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been prorated and Assumed by the Grantee .
2. Charter of Incorporation of Four Seasons Homeowner's Association of record in Book 6855, page 917, amended in Book 8176, page 697, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Four Seasons Condominium, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record in Book 5050, page 30, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 7776, page 899, Register's Office for Davidson County, Tennessee.
6. Easement and Agreement and Consent of record in Book 6869, pages 157 and 162 and re-recorded in Book 6870, page 966, Register's Office for Davidson County, Tennessee.
7. Easement for Agreement of record as Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee.
8. Agreement regarding utility service as set forth in instrument recorded in Book 4821, page 20, Register's Office for Davidson County, Tennessee.
9. Engineering Report recorded in Book 6847, page 125, Register's Office for Davidson County, Tennessee.