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. 22951-06-2004** File Boa 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $186,000.00. Affiant Subscribed and sworn to before me this 7th day of June, 2004. Notary Public My Commission Expires: 5/28/06

PATRICIA D. CAVITT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Pamela Simpkins 8308 Trading Post Court Nashville, TN 37221	New Owners	Map No.126.15-0A Parcel No. 198.00 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, **Troy Lee Gentry and wife, Angela Kay Gentry**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pamela Simpkins, 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 8308 Trading Post Court, 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 7th day of June, 2004.

Troy Lee Gentry

Angela Kay Gentry

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 7th day of June, 2004.

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: 06/09/04 12:26 2pgs
Fees:13.00 Taxes:688.20

20040609-0068238

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Four Boone Trace at Biltmore, as of record in Plat Book 9700, pages 932 and 933, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Troy Lee Gentry and wife Angela Kay Gentry by deed dated 10/11/00 from Fox Ridge Homes, Inc. F/K/A NVR Fox Ridge, Inc. of record as Instrument No. 20001013-0101998, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which which have been prorated and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 7265, page 657, 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 to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Boone Trace of record as Instrument No. 20010717-0075902, 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. Dedication of common area to Boone Trace Homeowner's Association, Inc. of record as Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Boone Trace Homeowner's Association of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record in Book 9700, pages 932 and 933, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 756, page 142, Register's Office for Davidson County, Tennessee.
8. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record as Instrument No. 20040204-0013636, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record in Book 6900, page 470, Register's Office for Davidson County, Tennessee.