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. 22969-06-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $168,500.00 Affiant Subscribed and sworn to before me this 11th day of June, 2004. Notary Public My Commission Expires: _____ **PICK-UP**

H. GLENN BOLTON NOTARY PUBLIC LARGE WILLIAMSON CO., TENNESSEE EXPIRES 6-24-06

WARRANTY DEED

Address New Owner: Rhonda F. Brooks 8324 Trading Post Court Nashville, TN 37221	**Send Tax Bills To:** GBEC of Tennessee, Inc. 404 BNA Drive, Suite 300 Nashville, TN 37217	**Tax Information:** Map No.126.15-0A Parcel No. 202.00 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, **Carl A. Dreyer and wife, Christy M. McLaughlin Dreyer**, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Rhonda F. Brooks, a married woman** ("Grantee"), her 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 8324 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 11th day of June, 2004.

Carl A. Dreyer

Christy M. McLaughlin Dreyer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Carl A. Dreyer and Christy M. McLaughlin Dreyer**, 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 11th 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: 06/18/04 12:49 3pgs
Fees:18.00 Taxes:623.45

20040618-0072486

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Boone Trace at Biltmore, as of record in 9700.00, page 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 Carl A. Dreyer and Christy M. McLaughlin, both unmarried by Deed dated, 2/18/2003 from Roberta Blankenship, unmarried of record as Instrument No. 20030220-0022705, Register's Office for Davidson County, Tennessee. Carl A. Dreyer and Christy M. McLaughlin having since married

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
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 in 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 Homeowners Association, Inc. of record in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Boone Trace Homeowners Association, of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.
6. Easement for of record in Book 756, page 142, Register's Office for Davidson County, Tennessee.
7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20040204-0013636, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 9700, pages 932 and 933, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 6900, page 470, Register's Office for Davidson County, Tennessee.

TAX INFORMATION DISCLOSURE

DATE: **June 11, 2004**

SELLER

Carl A Dreyer
Christy M McLaughlin

BUYER: **Rhonda F Brooks**

In connection with the above transaction, the undersigned hereby acknowledge the following:

(X) **2004** ad valorem taxes have been prorated according to the Proration Tax Schedule attached hereto.

NOTE: Taxes prorated for **2004** have been based on:

(X) taxes paid for **2003**

( ) tax estimates based on **2004** assessed value

( ) tax estimates based on improved value

( ) At the request of the parties hereto, EXPRESS SETTLEMENT SERVICES has not prorated taxes for the subject transaction

( ) Should the actual taxes for the current year prove to be different than those shown on the tax schedules, resulting in the necessity for adjustment, the undersigned agree and consent to make appropriate adjustments between themselves. EXPRESS SETTLEMENT SERVICES shall have no responsibility in this regard.

( ) Purchaser recognizes that the subject property may be currently entitled to certain exemptions, ie: homestead, over 65, disability, etc., and those exemptions may not be available to Purchaser subsequent to the closing date.

( ) Seller recognizes that the subject property is currently entitled to an Agricultural and/or Timber exemption and therefore may be subject to rollback taxes. Said rollback taxes shall be the responsibility of the purchaser.

( ) Seller recognizes their responsibility for all taxes prior to the date of closing the subject transaction. Should it develop at a later date, that the taxes other than those collect at closing are due for prior years, seller agrees to make full settlement to EXPRESS SETTLEMENT SERVICES.

( ) Purchaser recognizes their responsibility for current year taxes. Further, PURCHASER AGREES TO CONTACT ALL TAXING AUTHORITIES TO NOTIFY THEN OF THE CHANGE OF OWNERSHIP OF SUBJECT PROPERTY TO ASSURE PROPER RECEIPT OF FUTURE TAX NOTICES.

Carl A. Dreyer
SELLER **Carl A Dreyer**

BUYER **Rhonda F Brooks**

Christy M. McLaughlin
SELLER **Christy M McLaughlin**

BUYER

SELLER

BUYER

SELLER

BUYER