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. 22990-06-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me this 15th day of June, 2004. Notary Public My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Krohn Homes, LLC P.O. Box 756 Brentwood, TN 37027-0756	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.117.13-0B Parcel No. 164.00 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, **Steve Goldsmith, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Krohn Homes, LLC, a Tennessee limited liability company** ("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 unimproved property located at 1000 Greenwich Park, Nashville, TN 37215

Karen Goldsmith, the spouse of Steve Goldsmith, joins in this conveyance solely to convey any marital interest she may have in subject property by virtue of her marriage to the said Steve Goldsmith.

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 15th day of June, 2004.

Steve Goldsmith

Karen Goldsmith

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steve Goldsmith and Karen Goldsmith**, 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 15th day of June, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 06/18/04 13:37 2pgs
Fees:13.00 Taxes:832.50

20040618-0072553

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1000 on the Plan of Abbottsford, Phase 2, as of record as Instrument No. 20010502-0044874 as revised in Instrument No. 20020305-0027572, corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Steve Goldsmith by deed dated June 30, 2003 from Khoury Brothers, LLC, a Tennessee limited liability company of record as Instrument No. 20030710-0095588, 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 Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions of record in Book 6478, page 177 as amended in Book 6530, page 242, 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 By-Laws and Restrictions for Abbottsford, of record in Book 6537, page 303, as amended and restated in Book 8106, page 1, further amended in Book 8627, page 254, Book 9381, page 876, Book 10458, page 810 and Instrument No. 20010330-0030930 supplementary Declaration in Instrument No. 20010502-0045152 as re-recorded in Instrument No. 20010514-0049648, 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).
4. Charter of Incorporation of Abbottsford Homeowner's Association, Inc. of record in Book 6548, page 213, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20010502-0044874, revised in Instrument No. 20020305-0027572 corrected in Instrument No. 20020828-0104512, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, page 418, Register's Office for Davidson County, Tennessee.
7. Easement for encroachment of wall of record in Book 9421, page 147, Register's Office for Davidson County, Tennessee.
8. Easement for gas service of record in Book 7272, page 746, Register's Office for Davidson County, Tennessee.
9. Easement for underground utility easement of record in Book 8643, page 272, Register's Office for Davidson County, Tennessee.
10. Easement for water lines of record in Book 1037, page 572, Book 1286, page 690 and Book 5128, page 953, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Book 655, page 328 and Instrument No. 20010425-0040838, Register's Office for Davidson County, Tennessee.
12. Subject to Metropolitan Ordinance No. BL2000-545 and BL2000-546 (Minute Book 61, page 295 Chancery Court.