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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. 23010-06-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 18th day of June, 2004. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Benjamin C. Huddleston 601 Cherry Glen Circle Nashville, TN 37215	**Send Tax Bills To:** Same	**Tax Information:** Map No.131.06-0H Parcel No. 001.00 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, **Jennifer H. Viars, f/k/a Jennifer D. Harris and husband, J. Eric Viars**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin C. Huddleston** ("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 601 Cherry Glen 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 18th day of June, 2004.

Jennifer H. Viars

J. Eric Viars

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jennifer H. Viars and J. Eric Viars**, 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 18th day of June, 2004.

Notary Public

My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/18/04 15:14 2pgs
Fees:13.00 Taxes:1110.00
20040618-0072670

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Phase 1 Village of Cherry Glen, as of record in Plat Book 9700, page 66, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jennifer H. Viars and husband, J. Eric Viars by Deed dated, August 15, 1997 from Mark R. Turner and wife, Deneen A. Turner of record in Book 10570, page 836, Register's Office for Davidson County, Tennessee, being further conveyed to Jennifer H. Viars by Quitclaim Deed from J. Eric Viars of record as Instrument No. 20011206-0134667. Jennifer H. Viars and Jennifer D. Harris are one and the same person.

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 for Village of Cherry Glen of record in Book 9882, page 739, amended in Book 10318, page 92, Book 11186, page 932 and Instrument No. 20011206-0134252, 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 Burton Hills of record in Book 6517, page 522, amended in Book 9882, page 733, 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 Village of Cherry Glen Association, Inc., of record in Instrument No. 200002040011736, amended and restated in Instrument No. 200003240030195, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Village of Cherry Glen Association, Inc. of record in Book 9983, page 930, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 66, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6900, page 55, amended in Book 6900, page 304 and Book 9700, page 182, Register's Office for Davidson County, Tennessee.
8. Easement for Driveway Turnarounds, together with ingress and egress of record in Book 8919, page 779, Register's Office for Davidson County, Tennessee.