This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040265

Davidson County DEEDWARR
Recvd: 06/21/04 14:23 2pgs
Fees:13.00 Taxes:277.50
20040621-0073251

Send Tax Bills To:
James A. Robbins & Beth R. Loudermilk.
233 Williamsburg Circle
Brentwood, TN 37027
New Owner is:
James A. Robbins & Beth R. Loudermilk.
5806 Brentwood Trace
Brentwood, TN 37027

MAP: 160-14-O-B-102.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William E. Bridges and wife, Mary L. Bridges**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James A. Robbins and Beth R. Loudermilk, with right of survivorship,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Unit No. 5806 in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230 and Book 5200, page 261, all of record in the Register's Office for Davidson County Tennessee, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545, page 510, said Register's Office, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William E. Bridges and wife, Mary L. Bridges from Melanie J. Bridges, unmarried, by Quitclaim Deed dated April 22, 2004 and recorded April 27, 2004 in Instrument No. 20040427-0047398, Register's Office for Davidson County. Also conveyed to William E. Bridges and wife, Mary L. Bridges and Melanie J. Bridges from Kenneth Bell and wife, Susan Ruth Bell by Warranty Deed dated April 30, 1998 and recorded May 1, 1998 in Book 10911, page 355, said Register's Office.

This conveyance is subject to Master Deed of record in Book 5524, page 415, amended in Book 5545, page 510 and Book 5868, page 70; and all matters of record on plat in Book 5200, page 219, revised in Book 5200, page 230 and Book 5200, page 261, all of Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17 day of June, 2004.

GRANTOR:

William E Bridges

William E. Bridges

Mary L. Bridges

Mary L. Bridges

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William E. Bridges and wife, Mary L. Bridges**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18 day of June, 2004.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

SWORN TO and subscribed before me this 18 day of June, 2004.

NOTARY PUBLIC