Davidson County DEEDWARR
Recvd: 06/22/04 10:41 3pgs
Fees:18.00 Taxes:678.95

20040622-0073661

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of June, 2004.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN. My Commission Expires 11/02/05

WARRANTY DEED
THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Benjamin B. Haynes and Meredith A. Osesek
808 Aimes Court
Nashville, Tennessee 37221

SEND TAX BILLS TO:
ERA Mortgage
P.O. Box 5954
Springfield, OH 45501

MAP-PARCEL NUMBERS:
19-126.15-0A-167.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Douglas Ponte and Michelle Rogers** hereinafter referred to as Grantors, hereby transfers and conveys to **Benjamin B. Haynes, an unmarried man, and Meredith A. Osesek, an unmarried woman,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Boone Trace at Biltmore, Section Three of record in Plat Book 9700, Pages 758 and 759, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas Ponte and Michelle Rogers by Warranty Deed from Cendant Mobility Financial Corporation, a Delaware Corporation, of record in Instrument No. 20020903-0105999, Register's Office for Davidson County, Tennessee, dated August 14, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 758 and 759, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions for Proposed Boone Farm at Biltmore contained in an instrument of record in Book 7265, Page 657, Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace of record as Instrument No.

20000126008529, Declarations of Covenants, Conditions, and Restrictions for Boone Trace as of record as Instrument Number 20010717-0075902; Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace applying restrictions to Phase VI, Boone Trace of record on Plan 20010607-0060003 and Phase VII, Boone Trace of record on Plan 20011003-0107279, as of record as Instrument No. 0011119-0126832; and Supplemental Declaration of Covenants, Conditions and Restrictions for Boone Trace of record as Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee. Instrument No. 20010717-0075902 purports to be the only restrictions governing Boone Trace, but it fails to vacate those restrictions of record in Book 7265, Page 657; and Instrument No. 20001260008529, Register's Office for Davidson County, Tennessee.

Subject to Charter of Boone Trace at Biltmore Homeowners Association of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

Subject to all matters on the PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 6900, page 470, Register's Office for Davidson County, Tennessee.

Conveyance of common areas by Quitclaim Deed from NVR, Inc., D/B/A Fox Ridge Homes and Tennessee Contractors, Inc. unto Boone Trace Homeowners Association, Inc. of record as Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.

Easements of record in Book 8992, Page 63 and Book 9665, Page 420, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement as of record as Instrument No. 20001120-0114598 and Instrument No. 20021217-0155375, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 808 Aimes Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of June, 2004.

X _____

Douglas Ponte

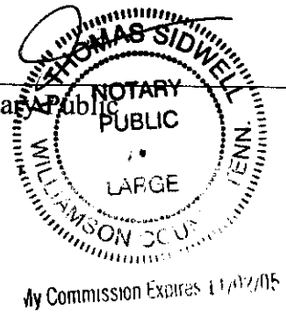
X _____

Michelle Rogers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas Ponte and Michelle Rogers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2004.



Notary Public

My Commission Expires: 11/2/05

My Commission Expires 11/02/05

10643-BP