Davidson County DEEDWARR
Recvd: 06/23/04 13:50 2pgs
Fees:13.00 Taxes:606.80
20040623-0074567

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of June, 2004.

Notary Public

DEDRA THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/29/25

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:
Eugene A. Bedell, III, and Jennifer Justice
601 Old Hickory Blvd., Unit 52
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
171-03-0-B-248.00CO

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, **Blythe Kay McIntosh, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Eugene A. Bedell, III, and Jennifer Justice** 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. 10, phase Two, Section Seven on the Plan of Townhomes of Fredericksburg, as shown on plat of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Blythe Kay McIntosh, an unmarried woman, by Warranty Deed from Pulte Homes Tennessee Limited Partnership of record in Instrument No. 200003030021514, Register's Office for Davidson County, Tennessee, dated February 29, 2000.

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 957, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7798, Page 843, Book 8920, Page 65, amended in Book 9860, Page 840, and Book 10550, Page 531, Register's Office for Davidson County, Tennessee.

Easement for Metro Government of Nashville of record in Book 7358, Page 643, and Book 9607, Page 431, Register's Office for Davidson County, Tennessee.

HOA Notice of Lien of record in Instrument No. 20031204-0174362, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 11530, page 529, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8920, Page 45 and Book 1150, Page 534, 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 601 Old Hickory Blvd., Unit 52, Brentwood, Tennessee 37027.

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 11th day of June, 2004.

x _____
Blythe Kay McIntosh

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 Blythe Kay McIntosh, an unmarried woman, 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 11th day of June, 2004.

_____
Notary Public

My Commission Expires: 11/2/0

10490-BP