Davidson County DEEDWARR
Recvd: 06/24/04 08:34 2pgs
Fees:13.00 Taxes:1047.10

20040624-0074777

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $283,000.00.

Amy Adams Gowan
Affiant

Subscribed and sworn to me on June 21, 2004.

NOTARY PUBLIC

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20194SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bradley D. Frederick 737 North Wickshire Way Brentwood, TN 37027	SAME	172-09-A-110

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lawrence A. Klinsky and wife, Trenda Klinsky, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Bradley D. Frederick, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Banbury Crossing, Section Three, a Planned Unit Development, of record in Plat Book 9700, pages 665 and 666, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lawrence A. Klinsky and Trenda Klinsky, husband and wife, by Deed from Arlen Dewayne Brumlow and wife, Julie Jones Brumlow, of record as Instrument Number 200009250084182 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on Plan of record in Book 9700, pages 665 and 666, and also in Deed Book 9700, page 549, Register's Office for Davidson County, Tennessee;
3. Restrictive Covenants, Conditions and Restrictions of record in Book 10369, page 48, and First Supplement in Book 10369, page 516, and Amendment of record as Instrument No. 20030728-0105031 in said Register's Office;

4. Declaration of Covenants, Conditions and Restrictions of record in Book 10369, page 48, First Supplement in Book 10369, page 516, and Amendment of record as Instrument No. 20030728-0105031, said Register's Office;
5. Grant of Transmission Line Easements of record in Book 1174, page 153, and Book 2438, page 392, in said Register's Office; and
6. Adoption, Recertification and Approval of the Final Plat of Section Two of Banbury Crossing of record in Book 10970, page 943, in said Register's Office;
7. Restrictions of record in Book 4148, pages 75, 196, 254, 264 and 292, and Book 2438, page 460, in said Register's Office;
8. Agreement with Plumber Hodges for sewer easement of record in Book 11213, page 82, in said Register's Office;
9. Storm Water Agreement of record in Book 10633, page 330, in said Register's Office;
10. By-Laws of record as Instrument No. 20020610-0070239, in said Register's Office; and
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 737 North Wickshire Way, Brentwood, TN 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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on June 21, 2004.

Lawrence A. Klinsky

Trenda Klinsky

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 21, 2004, before me personally appeared Lawrence A. Klinsky and Trenda Klinsky to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 21, 2004.

NOTARY PUBLIC

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

My Commission Expires: 9/4/05