Davidson County DEEDWARR
Recvd: 07/02/04 15:48 2pgs
Fees:13.00 Taxes:407.00
20040702-0079503

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of June, 2004.

Notary Public

My Commission Expires: 11-22-05

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:
Gary S. Sadker
451 Huntington Ridge
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Countrywide America's Wholesale Lender
P.O. Box 660694
Dallas, TX 75266-0694

MAP-PARCEL NUMBERS:
161-110-A-206.0 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, **Heather S. McBee** hereinafter referred to as Grantors, hereby transfers and conveys to **Gary S. Sadker, a single man,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Lot No. 206 on the Plan of Huntington Ridge Townhomes, of record in Book 4675, Page 9, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof, together with one membership in Huntington Ridge Homeowner's Association, Inc., a not-for-profit corporation of the State of Tennessee and all obligations and privileges thereunto belonging or in any wise appertaining to said membership.

Being the same property conveyed to Heather S. McBee by deed from Irwin Pincus and wife, Hilane Pincus and Lisa Pincus, unmarried of record in Book 10647, Page 808, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4729, Page 687, Book 4889, Page 905, Book 5394, Page 243, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 4729, Page 682, Book 4890, Page 84, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 4742, Page 570, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7423, Page 762, 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 451 Huntington Ridge, Nashville, Tennessee 37211.

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 28th day of June, 2004.

Heather S. McBee

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 Heather S. McBee, 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 28th day of June, 2004.

Notary Public

My Commission Expires: 11-22-08

10770-BW