THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23056-06-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $535,000.00. Affiant Subscribed and sworn to before me this 2nd day of July, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: William L. Underhill, Sandra G. Underhill 332 Whitworth Way Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.104.14-0H Parcel No. 022.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert S. Collins and wife, June E. Collins**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William L. Underhill and wife, Sandra G. Underhill** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 332 Whitworth Way, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of July, 2004.

Robert S. Collins

June E. Collins

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert S. Collins and June E. Collins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 07/06/04 15:06 2pgs
Fees:13.00 Taxes:1979.50

20040706-0080171

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Whitworth Phase 3 Section 1 as of record in Plat Book 7900, pages 866 thru 868, amended in Book 9582, page 834, Register's Office for Davidson County, Tennessee to which plan reference is made of a more complete description.

Being the same property conveyed to Robert S. Collins and wife, June E. Collins by deed dated August 11, 1997 from Rochford Realty and Construction Co., Inc., a Tennessee corporation, of record in Book 10569, page 501, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. City/County taxes which have been pro-rated and assumed by the Grantee;
2. Declaration of Covenants, Conditions and Restrictions for Whitworth of record in Book 8926, page 305, amended in Book 8282, page 45 and Book 9778, page 27, annexed in Book 10503, page 139;
3. Declaration of Covenants, Conditions and Restrictions for Section C of record in Book 9567, page 216;
4. Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, page 185;
5. Dedication of common area to SWMA Association of record in Book 10053, page 692;
6. Amendment to the Charter of Incorporation of Whitworth Phase III Homeowner's Association of record in Book 10428, page 79;
7. Charter of Incorporation of The Whitworth Homeowner's Association of record in Book 8090, page 691, amended in Book 8283, page 523;
8. Amendment to By-Laws of Whitworth Homeowners' Association , Inc. of record in Instrument No. 20020812-0097386;
9. All matters appearing on the Plan of record as Book 7900, pages 866 thru 868 as amended in Book 9582, page 834;
10. All matters appearing on the Plan of record as Book 6900, pages 838 thru 841;
11. Easement for sewer of record in Book 3467, page 204 and in Book 3573, page 442;
12. Easement for storm water maintenance system of record in Book 9736, page 221;
13. Easement agreement of record in Book 9770, page 16;
14. Easement of record in Book 9567, page 601; and
15. Storm water detention agreement of record in Book 10633, page 334, Register's Office for Davidson County, Tennessee.