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. 22992-06-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $327,000.00. Affiant Subscribed and sworn to before me this 15th 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: Ann J. Olsen 572 Harpeth Trace Drive Nashville, TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.143.02-0A Parcel No. 016.00 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, **Ashleigh Groce Sawdon and husband, Robert N. Sawdon**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ann J. Olsen, married** ("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 572 Harpeth Trace Drive, Nashville, TN 37221

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 15th day of July, 2004.

Ashleigh Groce Sawdon

Robert N. Sawdon

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ashleigh Groce Sawdon and husband, Robert N. Sawdon**, 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 15th 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: 07/20/04 14:38 2pgs
Fees:13.00 Taxes:1209.90

20040720-0086627

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Phase Three Harpeth Trace Estates as of record in Plat Book 5200, page 751 through 753, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ashleigh Groce Sawdon, formerly known as Ashleigh P. Groce, and husband Robert N. Sawdon by quitclaim deed dated March 21, 2001 from Michael J. Philbin, Trustee of record in Instrument No. 20010327-0029363, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Harpeth Trace Estates of record in Book 5120, page 208, Book 5120, page 918, corrected in Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357 and Book 6274, page 148, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Harpeth Trace Services Association of record in Book 5120, page 199 amended in Book 6556, page 694, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4889, page 192, Book 5099, page 783, Book 5142, pages 690 and 694, Book 5360, page 320 and Book 5364, page 882, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, page 751 through 753, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 6407, page 892, Register's Office for Davidson County, Tennessee.
7. Easement for underground utilities of record in Book 7629, page 243, Register's Office for Davidson County, Tennessee.
8. Overpass Construction Agreement recorded in Book 5102, page 956, Register's Office for Davidson County, Tennessee.