PICK-UP

Davidson County DEEDWARR
Recvd: 08/03/04 13:55 2pgs
Fees:13.00 Taxes:617.90
20040803-0092890

Warranty Deed

Old Republic Title: Owner's Title Number: SV 4142574

Name & Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
William A. Parsons and wife, Andrea R. Parsons	**New Owners At Same Address**	Map: **171-03-B**
601 Old Hickory Bv., #102		Parcel: **285.00-CO**
Brentwood, TN 37027		**USD-01210**

For and in Consideration of the sum of $ **167,000.00** cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I,

Amy Melinda Nesbitt, an unmarried person

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

William A. Parsons and wife, Andrea R. Parsons

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, and being **Unit No. 47** on the plan of **Townhomes of Fredericksburg**, Phase Two, Section Seven, R20 Residential P.U.D., as shown on the plan of record at **Plat Book 9700, page 957**, in the Register's Office for said County, and to which plan reference is hereby made and the same incorporated herein for a complete description of said Unit.
Being all the same property conveyed to the grantor herein by deed as of record at Instrument Number **20000425-0041042**, in said Register's Office, and the above description is the same as appears therein.

This conveyance is subject to:

1. 2004 property taxes are a lien against the property as of 01-01-2004 but are not due and payable until 10-01-2004. 2003 property taxes in the amount of $1,528.58, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 117-3-B-285-CO; Field Book Number: USD-01210; at the street address of 601 Old Hickory Bv., #102, Brentwood, TN 37027.

2. Declaration of Covenants, Conditions, and Restrictions as of record at Book 10126, page 435, as amended at Book 10224, page 683, Book 10294, page 850, and Instrument Number 20000718-0070558, and Restricitive Covenants at Book 7798, page 843, Book 8920, page 45, Book 8920, page 65, and Book 9860, page 840, said Register's Office.

3. Easements at Book 7358, page 643 and Book 9607, page 431 (for sewers), said Register's Office.

4. Limitations shown on the plan of record at Plat Book 9700, page 957, said Register's Office.

5. Charter of Townhomes of Fredericksburg HOA at Book 10126, page 430 said Register's Office.

This is IMPROVED property known as: 601 Old Hickory Bv., #102, Brentwood, TN 37027
{unimproved / improved}

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. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Where ever 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 this 30th day of JULY, 20 04

Amy Melinda Nesbitt

Amy Melinda Nesbitt

STATE OF TENNESSEE:
COUNTY OF **DAVIDSON**:

The actual value or consideration, whichever is greater, for this transfer is $**167,000.00**.

William A Nelson, Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON 07-30-2004.

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: **09-22-2007**

Notary Public: Marbut Glenn Gaston, Jr.

STATE OF TENNESSEE:
COUNTY OF **DAVIDSON**:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Amy Melinda Nesbitt

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this Warranty Deed for the purposes therein contained. WITNESS my hand and official seal at office on 07-30-2004.

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: **09-22-2007**

Notary Public: Marbut Glenn Gaston, Jr.

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law
2211 Crestmoor Road, Nashville, TN 37215 ... (615) 385-2804 ... TN Supreme Court# 003143