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. 23131-07-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $105,400.00. Affiant Subscribed and sworn to before me this 28th day of July, 2004. Notary Public My Commission Expires: 11/25/2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Steve E. Biga, Lenys Biga 746 Fox Ridge Drive Brentwood, TN 37027	New Owners 7257 River Bend Rd. Nashville, TN 37221	Map No.160.14-0C Parcel No. 046.00 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, **Craig A. Headen*and Travis Blake Headen,**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen E. Biga and wife, Lenys Biga** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto. *unmarried **married

This is property located at 746 Fox Ridge Drive, Brentwood, TN 37027

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 28th day of July, 2004.

Craig A. Headen By J. Michael Morgan, Attorney in Fact

Travis Blake Headen By J. Michael Morgan, Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared **J. Michael Morgan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Craig A. Headen and Travis Blake Headen** as their Attorney-In-Fact, and who acknowledged that he is authorized by **Craig A. Headen and Travis Blake Headen** to execute this instrument as the free act and deed of the within named **Craig A. Headen and Travis Blake Headen**.

Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of July, 2004.

Notary Public

My Commission Expires: 11/25/2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/06/04 14:58 2pgs
Fees:13.00 Taxes:389.98
20040806-0095278

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 746 on the Plan of Brentwood Trace Condominiums Section II, of record in Plat Book 5200, pages 376 and 377, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums Section Two, a horizontal property regime established by Master Deed of record in Book 5818, page 915, said Register's Office.

Being the same property conveyed to Craig A. Headen by deed dated 02/28/1996 from Patsy Glasscock, unmarried of record in Book 9964, page 561, Register's Office for Davidson County, Tennessee. Being further conveyed to Craig A. Headen and Travis Blake Headen by Quitclaim Deed from Craig A. Headen of record in Book 10008, page 820.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. By-Laws of Brentwood Chase Condominiums Section Two, of record in Book 5818, page 925 amended in Book 5868, page 70, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Brentwood Trace Condominiums Section Two, of record in Book 5818, page 915, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 5861, page 411, Register's Office for Davidson County, Tennessee.