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Realty Title 48-A

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. 23007-06-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $97,000.00. Affiant Subscribed and sworn to before me this 20th day of July, 2004. Notary Public My Commission Expires: 3/14/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

Davidson County DEEDWARR
Recvd: 08/11/04 13:09 2pgs
Fees:13.00 Taxes:358.90

20040811-0097133

WARRANTY DEED

Address New Owner: Helen Gardner 149 Hicks Road Nashville, TN 37221	**Send Tax Bills To:** 1ST TRUST BANK FOR SAVINGS P.O. BOX 17257 MEMPHIS, TN 38187-0257	**Tax Information:** Map No.142.15-0C Parcel No. 149.00 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, **Julie J. Foss, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Helen Gardner**, _____-("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 149 Hicks Road, Nashville, Tennessee 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 20th day of July, 2004.

Julie Foss

Julie Foss

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 20th day of July, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.149, together with the appurtenant interest in the common elements of Breckenridge Condominium, a horizontal property regime established by Master Deed, of record in Book 6808, page 45 amended in Book 7020, page 848, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Julie J. Foss, unmarried by deed dated 07/15/1988 from G. Garrett Grigsby and wife Anne R. Grigsby of record in Book 7602, page 964, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes which have been pro-rated and assumed by the Grantee;
2. Charter of Incorporation of Breckenridge Condominium Homeowners' Association of record in Book 6870, page 628 amended in Book 7798, page 415;
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 Breckenridge Condominium, of record in Book 6808, page 45, amended in Book 7020, page 848;
4. Easement for public utilities of record in Book 10160, page 83;
5. Storm water detention agreement of record in Book 6409, page 354; and
6. Agreement pertaining to water rights recorded in Book 2746, page 11, Register's Office for Davidson County, Tennessee.