Box 13 # 8438

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. 23220-07-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $130,500.00. Heidi Jo Clayton Affiant Subscribed and sworn to before me this 10th day of August, 2004. Notary Public My Commission Expires: 5/28/04

WARRANTY DEED

Address New Owner: Marc Rowe 55 Fawn Creek Pass Nashville, TN 37214	**Send Tax Bills To:** New Owner	**Tax Information:** Map No. 127 01-0A Parcel No. 251.00 CO

My Commission Expires May 28, 2006

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, **Stanley J. Mikalonis, III and wife, Lori A. Mikalonis**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marc Rowe, unmarried** ("Grantee"), his 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 55 Fawn Creek Pass, Nashville, TN 37214

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 10th day of August, 2004.

Stanley J. Mikalonis, III
By Barbara Browning as his Attorney-In-Fact

Lori A. Mikalonis
By Barbara Browning as her Attorney-In-Fact

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Barbara Browning, 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 on behalf of Stanley J. Mikalonis, III and Lori A. Mikalonis as their Attorney-In-Fact, as the free and and deed of the within named Stanley J. Mikalonis, III and Lori A. Mikalonis.

Witness my hand and official seal at Nashville, Tennessee this 10th day of August, 2004.

NOTARY PUBLIC

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

Davidson County DEEDWARR
Recvd: 08/25/04 14:12 2pgs
Fees:13.00 Taxes:482.85

20040825-0102964

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 26, together with the appurtenant interest in the common elements of Woodland Point Townhomes Phase Three, a horizontal property regime established by Declaration, of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit C to the aforementioned Declaration and being located upon Lot No. 2 on the Plan of Woodland Point Phase I First Revision of record in Instrument No. 20000713-0069314, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stanley J. Mikalonis, III and wife, Lori A. Mikalonis by deed dated 10/04/02 from Centex Homes, a Nevada General Partnership of record in Instrument No. 20021007-0121863, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Charter of Incorporation of Woodland Point Townhouse Corporation of record in Instrument No. 20001013-0102000, 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 Declaration (and By-Laws) for Woodland Point Townhomes Phase Three, of record in Instrument No. 20001011-0101044, 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 Instrument No. 20000713-0069314, Register's Office for Davidson County, Tennessee.