BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

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. 23330-08-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me this 10th day of September, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Perry L. Nations Jennifer K. Nations 1708 Nottingham Place Nashville, TN 37221	**Send Tax Bills To:** Union Planters Bank, N.A. 7130 Goodlett Farms Pkwy Cordova, TN 38016	**Tax Information:** Map No.142.16-0A Parcel No. 109.00 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, **Jean S. Henry, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Perry L. Nations and wife, Jennifer K. Nations** ("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 1708 Nottingham Place, 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 10th day of September, 2004.

Jean S. Henry

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jean S. Henry**, 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 10th day of September, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JULY 19, 2008

Davidson County DEEDWARR
Recvd: 09/13/04 10:26 2pgs
Fees:13.00 Taxes:1202.50

20040913-0110038

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Phase Three of Devon Park as of record in Plat Book 6900, page 52, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jean S. Henry, unmarried by deed dated March 13, 2000 from Teresa Miriam Tanner f/k/a Teresa T. Coleman, unmarried of record in Instrument No. 200003140026272, 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 Devon Park Phase I of record in Book 6176, page 7 and made appliacble in Book 6967, page 156, 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 tohandicap, but does not discriminate against handicapped persons).
3. By-Laws of Devon Park Homeowners Association, of record in Book 8276, page 53, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Devon Park Homeowners Association of record in Book 7372, page 862, Register's Office for Davidson County, Tennessee.
5. Easement for water line of record in Book 5473, page 175, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 6145, page 252 and in Book 6908, page 59, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6900, page 52, Register's Office for Davidson County, Tennessee.