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. 23351-08-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $379,000.00. Affiant Subscribed and sworn to before me this 15th day of September, 2004. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Sarah Margaret Trahern 613 Cherry Glen Circle Nashville, TN 37215	**Send Tax Bills To:** Franklin American Mortgage 501 Corporate Center DRive ~~Franklin, Tennessee 37067~~	**Tax Information:** Map No.131.06-0H Parcel No. 065.00 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, **Jack G. Elder and wife, Betty Jane Elder**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Margaret Trahern, Unmarried** ("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 613 Cherry Glen Circle, Nashville, TN 37215

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 15th day of September, 2004.

Jack G. Elder

Betty Jane Elder

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 15th day of September, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 09/21/04 15:49 2pgs
Fees:13.00 Taxes:1402.30

20040921-0113700

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Village of Cherry Glen, Phase 4, as of record in Plat Book 9700, page 664, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jack G. Elder and wife, Betty Jane Elder by deed dated 8/12/99 from Weekley Homes, L.P., a Delaware limited liability partnership of record in Book 11626, page 89, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorate by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Village of Cherry Glen of record in Book 9882, page 739, amended in book 11186, page 932, made applicable in book 11323, page 247 and in Instrument No. 20011206-0134252, 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. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6778, page 536, and in Book 9882, page 733, 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).
4. By-Laws of Village of Cherry Glen Association, Inc. , of record in Instrument No. 200002040011736, amended and restated in Instrument No. 200003240030195, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Village of Cherry Glen Association, Inc. of record in Book 9983, page 930, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Burton Hills Recreational Association, Inc. of record in Book 6517, page 511, amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.
8. Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 9700, page 664, Register's Office for Davidson County, Tennessee.
10. All matters appearing on the Plan of record as Book 6900, pages 55 and 304 and in Book 9700, page 182 , Register's Office for Davidson County, Tennessee.
11. Easement for driveway turnarounds of record in Book 8919, page 779, Register's Office for Davidson County, Tennessee.