This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel 177-00-0-018.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Herbert A. Fritch	SAME	**None**
5568 Hearthstone Lane		
Brentwood, TN 37027		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **CHARLES R. MANLEY and wife, KAROLE MANLEY**, have bargained and sold and by these presents do transfer and convey unto **HERBERT A. FRITCH and wife, BARBARA A. FRITCH**, their heirs and assigns forever, the following described property, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Davidson County DEEDWARR
Recvd: 10/18/04 14:15 3pgs
Fees:18.00 Taxes:336.70
20041018-0124980

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that Grantors is lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. Declaration Covenants, Conditions and Restrictions of record in Book 8960, page 252; Book 9048, page 590; Book 9052, page 433; Book 9137, page 784; Book 9340, page 579; Book 9400, page 936; corrected in Book 9772, page 401; Book 9454, page 59; Book 9648,page 407; Book 9892, page 743; Book 9981, page 497; Book 10940, page 193; Book 10940, page 200; Instrument No. 20020103-0001120 and Instrument No. 20040128-0010551, Register Office of Davidson County, Tennessee.

3. Declaration Covenants, Conditions and Restrictions of record in Book 1081, page 405; Book 1110, page 948; Book 1110, page 49; Book 1132, page 655; Book 1194, page 416; Book 1212, page 781; corrected in Book 1318, page 116; Book 1228, page 863; Book 1282, page

813; Book 1354, page 161; Book 1385, page 851; Book 1670, page 326; Book 1670, page 333; Book 2362, page 376 and Book 3137, page 234, Register's Office of Williamson County, Tennessee.

4. By-laws of record in Book 8960, page 270 and Instrument No. 20020103-0001121; Instrument No. 20020710-0083032 and Instrument No. 20031216-0179664, Register's Office of Davidson County, Tennessee.

5. By-Laws of record in Book 1081, page 423; Book 2362, page 374; Book 2495, page 246; and Book 3099, page 971, Register's Office of Williamson County, Tennessee.

6. Easement for ingress and egress of record in Book 8916, page 345 corrected in Book 8960, page 247, Register's Office of Davidson County and Book 1065, page 755 corrected in Book 1081, page 400, Register's Office of Williamson County, Tennessee.

7. Storm Water Detention Agreement of record in Book 9322, page 351, Register's Office of Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the **14th** day of **October, 2004**.

CHARLES R. MANLEY

KAROLE MANLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES R. MANLEY and wife, KAROLE MANLEY**, the bargainors, 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 and seal, at office, on this **14th** day of **October, 2004**.

My Commission Expires:
1-16-08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$91,000.00**.

Affiant

Sworn to and subscribed before me on this **14th** day of **October, 2004**.

My Commission Expires:
1-16-08

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

Exhibit A

Land in the Second Civil District of Davidson County, Tennessee, and the First Civil District of Williamson County, Tennessee, being Lot No. 16 of Fox Hollow Farms, Phase 1, located on the West of State Route 96 and being more particularly described as follows:

Beginning at a point in the West line of Fox Hollow in the East line of Robert F. Stamps, of record in Will Book 151, page 413, Register's Office for Davidson County, Tennessee; said pin being South 02° 30' 12" West, 1,924.83 feet from the most northwesterly corner of Fox Hollow; thence, South 84° 00' 00" East, 174.44 feet to a point; thence, North 54° 52' 09" East, 596.85 feet to a point; thence, North 52° 18' 02" West, 791.48 feet to a point; thence, South 02° 30' 12" West, 809.99 feet to the point of beginning, and more fully described on Exhibit "A" to the Declaration of Protective Covenants, Conditions and Restrictions of record in Book 8960, Page 252, R.O.D.C., and in Book 1081, Page 405, R.O.W.C., TN, and Revised by Exhibit "A" to Amendment No. 1 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms of record in Book 9048, Page 590, R.O.D.C., and in Book 1110, Page 49, R.O.W.C., TN, and further revised by Exhibit "A" to Amendment No. 3 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms of record in Book 9137, Page 784, R.O.D.C., and in Book 1132, Page 655, R.O.W.C., TN.

Being the same property conveyed to Charles R. Manley and wife, Karole Manley by Quitclaim Deeds from Rada P. Manley of record in Book 9558, page 643; Book 9579, page 16 and Book 10363, page 94, Register's Office of Davidson County, Tennessee, and by Quitclaim Deeds of record in Book 1256, page 279; Book 1286, page 478 and Book 1473, page 816, Register's Office of Williamson County, Tennessee.