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. 23516-10-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me this 15th day of October, 2004. Notary Public My Commission Expires: 3/15/08

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

PICK-UP

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Dawn M. Nolan 658 St. Jules Lane Nashville, TN 37211		Map No.173.09-0A Parcel No. 079.00 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, **John Sayles, Trustee with full power to sell, mortgage, lease, convey or otherwise encumber**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dawn M. Nolan,** 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 658 St. Jules Lane, Nashville, Tennessee 37211

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 October, 2004.

John Sayles, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Sayles, Trustee with full power to sell, mortgage, lease, convey or otherwise encumber**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 10/20/04 14:23 2pgs
Fees:13.00 Taxes:906.50

20041020-0126330

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Revision One, Section Two, Lenox Village, as of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John Sayles, Trustee with full power to sell, mortgage, lease, convey or otherwise by deed dated November 21, 2003 from Sara Evans Schelske and husband, Craig L. Schelske of record in Instrument No. 20031203-0174195, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes which have been pro-rated and assumed by the Grantor;
2. Restrictive covenants for detached structure of record in Instrument No. 20030307-0030645;
3. Declaration of Covenants, Conditions and Restrictions for Lenox Village of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492 and Instrument No. 20040526-0062220;
4. Charter of Incorporation of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831;
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20011129-0130322;
6. All matters appearing on the Plan of record as Instrument No. 20020731-0091872;
7. Easement for ingress and egress of record in Instrument No. 20010103-0000902 and corrected in Instrument No. 20010822-0090889; and
8. Storm water detention agreement of record in Book 7361, page 230 and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.